



**13 Antelope Lane
Banff, Alberta**

MLS # A2275666



\$1,250,000

| | | |
|------------------|------------------------|-------------------------------|
| Division: | NONE | |
| Type: | Residential/Triplex | |
| Style: | 3 Level Split | |
| Size: | 1,172 sq.ft. | Age: 1994 (32 yrs old) |
| Beds: | 3 | Baths: 2 full / 1 half |
| Garage: | Double Garage Attached | |
| Lot Size: | 0.08 Acre | |
| Lot Feat: | Many Trees | |

| | | | |
|--------------------|----------------------|-------------------|----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 1,029 |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Wood Frame | Zoning: | RTR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |
| Inclusions: | N/A | | |

Welcome to this exceptional executive end-unit townhome offering three bedrooms plus a versatile bonus room in a prime Banff location. Thoughtfully designed to showcase its iconic surroundings, the home features soaring ceilings, expansive windows, and breathtaking views of Cascade Mountain. The open-concept main living area is filled with natural light and enhanced by dramatic ceiling heights, creating a bright and inviting space ideal for entertaining or unwinding after a day in the mountains. As an end unit, the home benefits from added privacy and increased natural light throughout. The bedroom level is intentionally separated from the upper living areas, providing quiet, comfortable retreats—perfect for executive living or accommodating guests. The flexible bonus room offers excellent versatility as a home office, media room, or fitness space. Enjoy outdoor living with two generous decks, ideal for morning coffee, evening sunsets, or simply taking in the spectacular mountain scenery year-round. Located just minutes from Banff Avenue, scenic trails, and world-class recreation, this residence offers a rare combination of space, privacy, and iconic mountain views. A rare opportunity to own an executive end-unit townhome in Banff featuring high ceilings, dual decks, and Cascade Mountain views.