



GRASSROOTS
REALTY GROUP

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**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.