



GRASSROOTS
REALTY GROUP

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**14 Antelope Lane
Banff, Alberta**

MLS # A2278155



\$1,025,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,125 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	\$ 1,099
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed	Zoning:	RTR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Primary Downstairs, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Tatanga Ridge continues to be one of Banff's most desirable residential areas, and this property represents a strong opportunity within the neighbourhood. Located at the quiet end of a no-through road, it offers privacy, light, and space while remaining close to Banff's amenities. Offering over 2,400 sq. ft. of living space, the main level features vaulted ceilings and an open-concept layout that connects the living room, dining area, and kitchen with ease. Large windows on both sides capture Bow Valley mountain views and bring in natural light throughout the day. The layout is flexible and well considered, with three bedrooms, three bathrooms, a den, and a loft — ideal for work-from-home needs, guests, or additional living space. Storage is generous throughout, including under-stair storage located at the front of the house. The lower level includes in-floor heating for year-round comfort. A double attached garage with additional workshop space adds further functionality and storage. Additional features include a top-of-the-line rooftop fire sprinkler system with copper piping and a location that balances privacy with accessibility.