



**GRASSROOTS**  
REALTY GROUP

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**119 Spray Avenue  
Banff, Alberta**

**MLS # A2282362**



**\$3,497,000**

Division:	NONE
Lot Size:	0.63 Acre
Lot Feat:	Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Near F
By Town:	-
LLD:	-
Zoning:	RSA
Water:	-
Sewer:	-
Utilities:	-

A truly rare opportunity awaits along Banff's iconic Spray Avenue. Situated on a remarkable 27,400 sq ft lot, it offers both exceptional privacy and endless potential under RSA zoning (Residential Single-Family). Whether you envision crafting an elegant custom mountain residence or exploring future development possibilities, this expansive parcel provides the perfect canvas. Surrounded by mature evergreens and stunning mountain vistas, the setting captures the very essence of Banff living—peaceful, scenic, and steps from world-class amenities. Enjoy proximity to the Fairmont Banff Springs Hotel, the Bow River trails, and downtown Banff, all while residing in one of the most sought-after locations in the National Park. Properties of this size and caliber rarely come to market—making this a truly exceptional offering for both discerning homeowners and visionary investors alike.