



**A, 349 Otter Street  
Banff, Alberta**

**MLS # A2296278**



**\$1,515,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Front/Back		
<b>Size:</b>	2,262 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	RNC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** 1 Refrigerator, 1 Electric Stove/Range, 1 Dishwasher, 1 Electric Stacked Washer/Dryer in the lower level suite.

Welcome to this well-appointed half duplex, ideally located just minutes from downtown Banff. Offering 5 bedrooms and 4 bathrooms, this thoughtfully designed home delivers exceptional space and versatility, ideal for families, multi-generational living, or investment potential. The main living space features an elegant open-concept layout, highlighted by an updated kitchen with stainless steel appliances, a large island for gathering, and ample storage throughout. An adjoining laundry room with matching cabinetry adds even more functionality. Just off the kitchen, a cozy living area offers a flexible space for relaxing or working from home, while the formal living and dining area is filled with natural light, capturing beautiful mountain views and anchored by a wood-burning fireplace. From here, step out onto the spacious deck—perfect for morning coffee, summer barbecues, and taking in the views of Cascade Mountain. Upstairs, you’ll find two spacious bedrooms with walk-in closets, a full 4-piece bathroom, and a generous primary retreat featuring a large walk-in closet and 5-piece ensuite with fireplace. Large windows throughout all bedrooms fill the spaces with natural light. The lower level suite offers a bright and functional living space with its own kitchen, stainless steel appliances, in-suite laundry, and ample storage. Large windows bring in plenty of natural light, complementing the open-concept living and dining area, two bedrooms, and a 3-piece bathroom. With a separate entrance, this level is ideal for multi-generational living or added versatility. Outside, the fully fenced yard features low-maintenance landscaping, a private patio for gathering with friends, and an exterior storage shed—creating a comfortable and functional outdoor space to enjoy.