



**GRASSROOTS**  
REALTY GROUP

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**118 Glacier Drive  
Banff, Alberta**

**MLS # A2301081**



**\$1,075,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,269 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Driveway, Front Drive, Garage Faces Front, Parking Pad, Single Gar		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Rectangular Lot, Sloped		

<b>Heating:</b>	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMS 1 / Middle Springs 1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** N/A

Sunny Middle Springs 1/2 Duplex with Three Bedrooms Up Plus Developed Basement! Superb location with excellent mountain views, loads of sunshine, large south facing yard and comes complete with attached garage! This is an excellent home in one Banff's most desirable neighbourhoods. Vacant possession possible for early July!