



GRASSROOTS
REALTY GROUP

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7C Otter LANE
Banff, Alberta

MLS # A2054172



\$895,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	2,086 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 612
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RTR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions:	N/A
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Looking across an alpine meadow to the neighbouring mountains, this two level Tatanga II townhome offers exceptional living space and privacy. One of the largest townhomes in the development with three bedrooms and multiple living spaces. Positioned above Banff townsite on Tunnel Mountain, this professionally managed complex is quietly located at the edge of town with trails at your doorstep. The lower level includes the master bedroom with ensuite, second bedroom, full bathroom, laundry, and family room. From the second bedroom, the spacious southeast facing deck walks out into the meadow and forest. On the main level, the open concept kitchen and living space has panoramic mountain views; there is a nook ideal for a home office or play space and the third bedroom. The deck on this level has majestic views and is a great spot for an outdoor dining area with its southwest exposure. In addition to the single car garage, there is a spacious storage room; hidden behind the pull out cabinet in the bathroom there is additional storage under the stairs. Both the living room and family have fireplaces creating a cozy living space. This mountain home allows you to explore and play in the mountains with a low maintenance lifestyle.