



**B, 116 Otter Street  
Banff, Alberta**

**MLS # A2110830**



**\$1,590,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey Split, Back Split		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RNC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This rare, executive quality 3-bedroom, semi-detached dwelling is located on a quiet street, just three blocks from downtown Banff and steps from the river and trail systems. With over \$400,000 in renovations and updates, it's a must-see property. Perfect for entertaining, it boasts a contemporary design. The home has two large living rooms—one just off the large kitchen and dining area and another that's often bathed in sunlight thanks to a vaulted hardwood ceiling and large, west facing windows. This room is also the perfect place to curl up with a book, thanks to its floor to ceiling Rundlestone fireplace. The primary suite includes a walk-in closet, spa-like 6-ft limestone steam shower and full laundry. Even better, there is revenue potential with an additional lower-level bedroom, office, kitchenette, full bathroom and separate entrance. Interior finishes include custom walnut doors, railings and cabinets, high-quality Canadian white oak hardwood floors, wool carpets, designer lighting, Bosch appliances (including a built-in coffee machine and glass-covered fridge with a wine drawer) as well as custom blinds, silk drapes, Grohe taps and Kohler sinks throughout. The home also has a fully fenced yard, a lovely sun-drenched deck, two stone patios and new roof shingles.