



GRASSROOTS
REALTY GROUP

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14 Antelope LANE
Banff, Alberta

MLS # A2117145



\$1,099,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	3 Storey, Up/Down		
Size:	1,116 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.06 Acre		
Lot Feat:	Backs on to Park/Green Space, Many Trees, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 831
Basement:	Finished, Full	LLD:	-
Exterior:	Stone	Zoning:	RTR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings		

Inclusions: N/A

With over 2400sq. ft. of living space, Tatanga Ridge1 offers unparalleled luxury living. This 3- bedroom townhome offers the perfect blend of enduring exclusive living and convenience. The open floor plan with vaulted ceilings seamlessly integrates the living, dining, and kitchen areas, creating a warm and inviting home. Breathtaking Bow Valley vistas are emphasized via large viewing windows on either end, infusing every corner of the home with natural light, with Unit 14 being situated at the top of the road for added privacy. Well positioned decks offer immersion in the serenity of the surrounding landscape. Retreat to a spacious master suite complete with its own en-suite bath, jacuzzi tub, steam shower and private deck. Two additional bedrooms and den complement the lower levels for family and friends, the bedrooms are comforted by the addition of in-floor heating not found in most units within this complex. The attached 444sq ft 2 car garage, double drive and additional storage areas throughout the home grant more than enough space for your vehicle, mountain toys, and family heirlooms. Other amenities such as covered outdoor bike/tire storage, gas barbeque hookup add to your luxury experience not found in most Banff properties. Conveniently located near trails, parks, and downtown, a golden opportunity awaits!