



GRASSROOTS
REALTY GROUP

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**B, 419 Marten Street
Banff, Alberta**

MLS # A2129574



\$1,495,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,721 sq.ft.	Age:	1985 (39 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RCR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Recessed Lighting, Separate Entrance, Storage		

Inclusions:	N/A
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Welcome to 419B Martin Street! This home has just been renovated completely. From the kitchen to the 5 bathrooms, with no tenant's post renos. It's brand-new inside! All new appliances, paint and flooring. This 4 bedroom home, with 3 bonus rooms on the lower level each with windows and closet space will provide more than enough room for everyone. Ensuite bath and walk in closet round out the upstairs primary, while another 2nd floor bedroom includes a walkout sunroom. The attached single car garage boasts 2 overhanging storage shelves providing an incredible amount of space for gear/toys/decorations. New main floor laundry with brand new washer and dryer for total convenience. The well-appointed, brand-new kitchen space complete with new fridge, stove, microwave, countertops, cabinets and dishwasher will prove to be a fantastic gathering space. The dining area moves from the kitchen into the family room, then to a large living area creating a fantastic main floor layout. The deck off the kitchen for the BBQ, leading to a large, fenced yard perfect for entertaining. Complete with wonderful natural light throughout, this home is truly a gem, in a fantastic central neighbourhood, waiting for you and your colleagues or family members to enjoy!