



GRASSROOTS
REALTY GROUP

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**436 Muskrat Street
Banff, Alberta**

MLS # A2134862



\$1,510,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,729 sq.ft.	Age:	1945 (79 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	r
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	na
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This exquisite 6-bedroom, one-den single-family residence offers luxury and comfort, located just minutes from downtown Banff. Enjoy breathtaking mountain views from this prime location, especially off the primary bedroom upstairs! Step into an expansive open-concept living area with a custom kitchen featuring a gas range, massive island and also double ovens that work perfect for cooking nights. This house has been very well taken care of and has a recent new roof. Seperate entrance for the lower living and a cozy backyard will allow for wonderful nights by the firepit. Book a showing today to see this pristine home in Banff that is full of character and full size rooms! Multiple of them!