



GRASSROOTS
REALTY GROUP

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**104, 201 Muskrat Street
Banff, Alberta**

MLS # A2167881



\$649,900

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	947 sq.ft.	Age:	2009 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 866
Basement:	None	LLD:	-
Exterior:	Concrete, See Remarks, Stone, Wood Frame, Wood Siding	Zoning:	RCM
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this 2 bed/2 bath condo in Caribou Crossing! Upon entrance you will notice the open layout and the abundance of natural light. Unit also boasts laminate flooring throughout, maple cabinetry with granite countertops, tiled backsplash, raised eating bar, s/s appliance and in-suite laundry. Upper level features two generous sized bedrooms with vaulted ceilings and a ton of windows, the primary bedroom w/ a walk-in closet and a South facing balcony! Make sure to enjoy the breathtaking mountain view as you exit the unit. Unit also includes 1 assigned heated u/g parking stall with secured storage. Conveniently located one block from downtown Banff! This is an amazing place to call home or the perfect investment property.