



**224 Jasper Way  
Banff, Alberta**

**MLS # A2172009**



**\$975,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Level Split, Side by Side		
<b>Size:</b>	1,396 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Paved, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMS I : Middle Springs I
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Upgraded, Modern and Sunny Middle Springs 1/2 Duplex with three bedrooms up, open floor plan on main level with remodeled kitchen, living room with fireplace and vaulted ceiling, 3 bathrooms, recreation/flex room on lower level, plenty of storage, one car attached garage, amazing private back deck and landscaped backyard with excellent sun exposure and mountain views! Move in ready this is a terrific family home in a quiet neighbourhood! Quick possession possible!