



**436 Muskrat Street  
Banff, Alberta**

**MLS # A2179897**



**\$1,490,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RNC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** na

This exquisite 6-bedroom, one-den single-family residence offers character 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. Separate entrance for the lower living and a cozy backyard will allow for wonderful nights by the fire pit. The new land use bylaw in this zoning allows for up to a 4-plex as permitted use for anyone looking to redevelop in the future. Book a showing today to see this beautiful home in Banff that is full of character and full size rooms!