



GRASSROOTS
REALTY GROUP

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**236 Kluane Drive
Banff, Alberta**

MLS # A2203034



\$888,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	Townhouse		
Size:	1,325 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Closet Organizers, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Hutch

Upgraded cul-de-sac, end-unit in a well established community, Valleyview is one of the best communities for families, first time buyers, retirees, and investors etc. This upgraded townhome has hardwood on the main floor, master en-suite, finished rec room in lower level, and an overwhelming amount of storage throughout the home. Full fenced and gated backyard, newer windows, patio doors, and roof in the complex and healthy reserve fund in a well run condo complex. Dual fuel range, stainless appliances, attached garage plus driveway, upgraded electrical, water softener and revers osmosis drinking water. Call for a private viewing.