



GRASSROOTS
REALTY GROUP

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**229 Kluane Drive
Banff, Alberta**

MLS # A2213087



\$888,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,316 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Open Floorplan, Quartz Counters		

Inclusions: Murphy Bed

Welcome to this well-maintained and thoughtfully updated 2-bedroom, 2-bathroom townhome located in the heart of Valleyview. Offering comfort, convenience, and a warm sense of home, this property is perfect for first-time buyers, downsizers, or growing families. move-in-ready gem in a sought-after neighborhood! Enjoy the spacious and bright living room, ideal for relaxing or entertaining, along with a versatile rec room on the 2nd level that offers the potential to be converted into a third bedroom, office, or gym. The home also features a single-car garage and a paved driveway with room for two vehicles. With plenty of storage throughout, this home effortlessly blends functionality with charm. Outside the fully fenced backyard is a safe and sunny space for kids and pets to play, with a south-facing orientation that brings in lots of natural light all afternoon.