



**GRASSROOTS**  
REALTY GROUP

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**14 Antelope Lane**  
**Banff, Alberta**

**MLS # A2230449**



**\$1,150,000**

Division:	NONE		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,116 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.00 Acre		
Lot Feat:	Low Maintenance Landscape, Street Lighting, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 915
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RTR
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Discover why luxury living in Tatanga Ridge remains unparalleled. With over 2,400 sq.ft. of liveable space, the open floor plan with vaulted ceilings seamlessly integrates the great room, dining, and kitchen areas, creating a warm and inviting home. Breathtaking Bow Valley montain vistas are emphasized via large viewing windows on either end, infusing every corner of the home with natural light. 3 bedrooms, 3 bathrooms, spacious den, loft space, double garage with workshop area and exclusive Tatanga Ridge living located at the end of a no-through road remains one of Banff's most sought after locations. Viewings by appointment only, see remarks.