



**118 Glacier Drive
Banff, Alberta**

MLS # A2301081



\$1,075,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,269 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Asphalt, Driveway, Front Drive, Garage Faces Front, Parking Pad, Single Gar		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot, Sloped		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMS 1 / Middle Springs 1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Laminate Counters, See Remarks		

Inclusions: N/A

Sunny Middle Springs 1/2 Duplex with Three Bedrooms Up Plus Developed Basement! Superb location with excellent mountain views, loads of sunshine, large south facing yard and comes complete with attached garage! This is an excellent home in one Banff's most desirable neighbourhoods. Vacant possession possible for early July!