



**108 Glacier Drive
Banff, Alberta**

MLS # A2307187



\$1,100,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,358 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Asphalt, Carport, Covered, Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Sloped		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RNC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, French Door, Wood Windows		

Inclusions: None

Fantastic, extremely well-maintained 4-bedroom, 3-bathroom half duplex located in the highly sought-after, family-friendly Middle Springs neighborhood. This home offers a perfect blend of comfort, functionality, and thoughtful upgrades throughout. Recent improvements include a new washer and dryer, gas range, stainless steel refrigerator, and microwave oven with a hood fan. Newly installed French doors in the dining room open to a sunny, south-facing backyard featuring an impressive 700 sq. ft. composite deck-ideal for outdoor dining and entertaining.

The fully finished basement adds valuable living space with a cozy bedroom, recreation room and a 3 piece bathroom-perfect for guests or growing families. Additional updates include a new roof and gutters(2021), providing piece of mind for years to come. Additional updates include a new roof and gutters (2021), providing piece of mind for years to come