



**3, 418 Muskrat Street
Banff, Alberta**

MLS # A2321923



\$918,750

Division:	NONE		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,029 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Cleared, Few Trees, Landscaped, Level, Low Maintenance Landscape, Recta		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Post & Beam, Stone, Wood Frame	Zoning:	RBA
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows		
Inclusions:	N/A		

Ridge 418 is a new development of 10 townhomes on Muskrat Street in Banff. A defined, limited project, designed by Russell and Russell Design Studios of Canmore and built by a Bow Valley team for the people who actually live here. Each townhome is built over three levels, with real room to live. 3 bedrooms and 2 baths sit on the upper floor, above an open main level where the kitchen and living space share one light-filled room anchored by an electric fireplace. A private attached garage handles the gear and the winters, a 17 foot deck off the main floor opens up the long summer evenings, and a fenced run gives the dog its own space. At 1,029 square feet, the layout is efficient where it should be and generous where it counts. Choose between two distinct designer palettes, each a complete interior scheme rather than a list of upgrades, both finished to feel move-in ready the day you arrive. The build quality is the kind you stop noticing because it simply works, season after season, made to hold up in a mountain climate. The setting does the rest. Banff Avenue is a 3 minute walk, so dinner and the shops are right there when you want them, and the Bow River trail is 5 minutes the other way. Step back onto your street and the crowds are gone. Close to everything. Apart from the rush. This is the Banff that residents keep for themselves. New homes rarely come to a street like this, and a 3 bedroom townhome with its own garage is rarer still. From \$875,000 plus GST, the value is real: a new home this size, this close to town, at this number, is not something Banff offers often. Buying now locks in presale pricing ahead of completion, and lets you choose your home and its interior while the best selection remains. With possession anticipated summer 2027. GST rebate eligibility may apply. Reserve now to hold your residence at presale pricing.