



**349 Otter Street  
Banff, Alberta**

**MLS # A2323706**

**\$1,425,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Front/Back		
<b>Size:</b>	2,110 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	RNC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Sauna, Storage, Track Lighting		

**Inclusions:** Green Wooden Cabinetry (Ask Listing Agent)

Welcome Home to 349B Otter Street This beautifully maintained half duplex has been exceptionally cared for by its original owners throughout its life, a true pride-of-ownership property ready for its next chapter. Step into a professionally designed main level that seamlessly flows together. The expansive layout features gorgeous hardwood floors throughout and is bathed in natural light, showcasing beautiful wood cabinetry and ample countertop space, a true foodie's dream. A cozy wood-burning fireplace anchors the generously sized living area, perfect for relaxed evenings or entertaining guests. Upstairs, you'll find three generously sized bedrooms. The primary suite is a true retreat, complete with its own wood-burning fireplace and a spa-inspired 5-piece ensuite bathroom, including a tub, two sinks, a steam shower, toilet and two spacious closets. The two additional bedrooms share a convenient Jack-and-Jill 4-piece bathroom and stunning views throughout. The lower level offers a roomy rec room with the flexibility to serve as a fourth bedroom, along with a 4-piece bathroom, a walk-in closet, and a private sauna for ultimate relaxation. From here, step directly into the oversized double-car garage. Enjoy the convenience of two additional parking pads in front of the garage, offering plenty of room for guests or extra vehicles. Outside, mature trees provide exceptional privacy, while the wraparound deck is the perfect spot to soak in fantastic morning sunlight while enjoying your coffee and taking in the mountain views. This is truly an exceptional home that you will not want to miss! Contact the Listing Agent to book your private showing today!