



GRASSROOTS
REALTY GROUP

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**B, 331 Muskrat Street
Banff, Alberta**

MLS # A2325077



\$1,699,999

Division:	NONE		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Front/Back		
Size:	2,183 sq.ft.	Age:	1998 (28 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Parkade		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	RNC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, Kitchen Island, Walk-In Closet(s)		

Inclusions: none

Discover the perfect blend of luxury, comfort, and income potential in this beautifully crafted and well cared for 6-bedroom, 4-bathroom half duplex. Thoughtfully designed for modern mountain living, this exceptional home features 4 bedrooms for the main residence, plus a fully self-contained 2-bedroom suite. The bright open concept main floor welcomes you with a stunning fireplace that anchors the living room, and the light filled dining area is perfect for entertaining. The large, well-appointed kitchen features a gas range with copper accents, while the upstairs flex room offers the perfect space for a home office, family lounge, or playroom. Step outside to enjoy the large, sunny backyard complete with a lush garden and newly built outdoor living space designed for relaxing and taking in Banff's beautiful surroundings. The private 2-bedroom suite features its own separate entrance, full kitchen, in-suite laundry, and can generate rental income, making it an excellent mortgage helper or investment opportunity. Perfectly situated in the heart of Banff, you're just one block from schools, 2 blocks from grocery stores and everyday amenities, offering an unbeatable walkable lifestyle in one of Canada's most sought-after mountain communities. This is a rare opportunity to own a luxury home that combines exceptional craftsmanship, flexible living space, and outstanding revenue potential in an unbeatable location.