



GRASSROOTS
REALTY GROUP

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246 Kluane Drive
Banff, Alberta

MLS # A2327457



\$930,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,341 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Partial	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RVV-Valley View Dist.
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Nestled in a peaceful cul-de-sac and surrounded by nature, this 3 bedroom one and half bathroom townhouse offers the perfect blend of comfort, space, and outdoor living. Just steps from a bubbling creek and a trail system, this home provides a quiet retreat while keeping you connected to the natural beauty around you. Inside, the inviting rustic feel is enhanced by a cozy wood burning fireplace, creating the perfect space to relax. Large windows allow for abundance of natural light throughout the home. The updated kitchen features granite countertops and stainless steel appliances, with a new electric stove and dishwasher awaiting delivery. Refinished hardwood floors add warmth and character throughout the main living areas, while new vinyl flooring on the upper level provides a fresh, contemporary touch. The fenced backyard offers a private outdoor space ideal for pets, gardening, or safe place for children to play. Walk out basement and attached garage provides lots of space to keep your mountain gear organized.