



**GRASSROOTS**  
REALTY GROUP

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**317 Buffalo Street**  
**Banff, Alberta**

**MLS # A2196576**



**\$2,999,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	3,554 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Door Opener, Gravel Driveway,		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Front Yard, No Neighbor		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Log	<b>Zoning:</b>	RRF
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Pantry, Sauna, See Remarks, Storage		

**Inclusions:** All appliances on property

Welcome to one of Banff's most prestigious locations, nestled alongside the Famous Bow River in Downtown Banff, while still boasting picturesque views of Cascade Mountain from the front. This versatile 8-bedroom home featuring a full owner's residence on the main level plus 3 separate lock-off suites for exceptional rental income potential." The main floor unfolds with an open concept floorplan, accentuated by a vaulted ceiling in the main living room, rendering the space bright and inviting. Behind the living room, the kitchen and dining area seamlessly flow, while a sunroom and indoor hot tub beckon just steps away, offering views of the Bow River from the expansive 700 sqft deck. The primary bedroom & ensuite are conveniently located nearby, alongside a second bedroom & bathroom nestled across from the dining area. A spiral staircase off the living room ascends to a beautiful lofted area, framing Cascade Mountain through large north-facing windows. Here, one can savor morning coffee or unwind by the fireplace with a glass of wine in the evening. In total, this home comprises 3 separate units in addition to the primary residence on the main floor. The first unit is a separate 1 bedroom retreat with a cozy bathroom and kitchenette just off the main entrance. Another 2 bedroom unit awaits down the main corridor, boasting its own entrance, kitchenette, bathroom, and living room. Meanwhile, the basement unfolds as a spacious haven, featuring 3 well-appointed bedrooms, a generous living area seamlessly integrated with a kitchenette, a bathroom and sauna, and even a cold storage area. Set on a sprawling 13831 sqft lot, this property boasts an extra large 2-car detached garage, fenced areas located on both sides of the home, ample parking, and green space complementing this amazing Banff residence.

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