

**436 Muskrat Street  
Banff, Alberta**

**MLS # A2134862**



**\$1,510,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,729 sq.ft.	<b>Age:</b>	1945 (79 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** r

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island

**Inclusions:** na

This exquisite 6-bedroom, one-den single-family residence offers luxury and comfort, located just minutes from downtown Banff. Enjoy breathtaking mountain views from this prime location, especially off the primary bedroom upstairs! Step into an expansive open-concept living area with a custom kitchen featuring a gas range, massive island and also double ovens that work perfect for cooking nights. This house has been very well taken care of and has a recent new roof. Seperate entrance for the lower living and a cozy backyard will allow for wonderful nights by the firepit. Book a showing today to see this pristine home in Banff that is full of character and full size rooms! Multiple of them!