

**B, 116 Otter Street
Banff, Alberta**

MLS # A2161068



\$1,550,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey Split, Back Split		
Size:	1,960 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Lawn		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RNC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This rare, executive quality 3-bedroom, semi-detached dwelling is located on a quiet street, just three blocks from downtown Banff and steps from the river and trail systems. With over \$400,000 in renovations and updates, it's a must-see property. Perfect for entertaining, it boasts a contemporary design. The home has two large living rooms—one just off the large kitchen and dining area and another that's often bathed in sunlight thanks to a vaulted hardwood ceiling and large, west facing windows. This room is also the perfect place to curl up with a book, thanks to its floor to ceiling Rundlestone fireplace. The primary suite includes a walk-in closet, spa-like 6-ft limestone steam shower and full laundry. Even better, there is revenue potential with an additional lower-level bedroom, office, kitchenette, full bathroom and separate entrance. Interior finishes include custom walnut doors, railings and cabinets, high-quality Canadian white oak hardwood floors, wool carpets, designer lighting, Bosch appliances (including a built-in coffee machine and glass-covered fridge with a wine drawer) as well as custom blinds, silk drapes, Grohe taps and Kohler sinks throughout. The home also has a fully fenced yard, a lovely sun-drenched deck, two stone patios and new roof shingles.