

\$1,995,000 - 347 Muskrat Street, Banff

MLS® #A2267743

\$1,995,000

4 Bedroom, 2.00 Bathroom, 1,469 sqft

Residential on 0.16 Acres

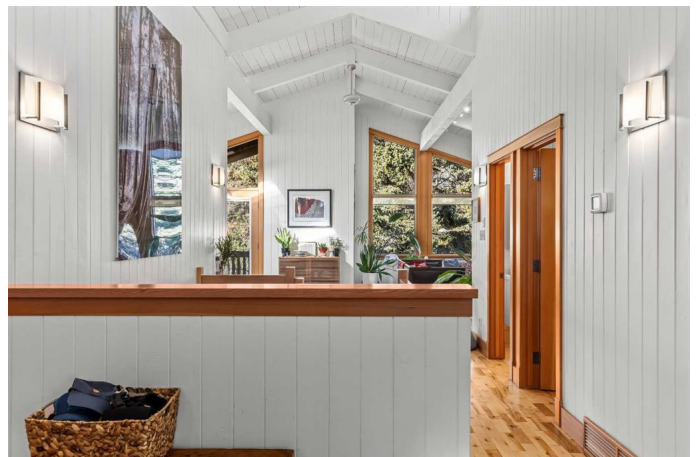
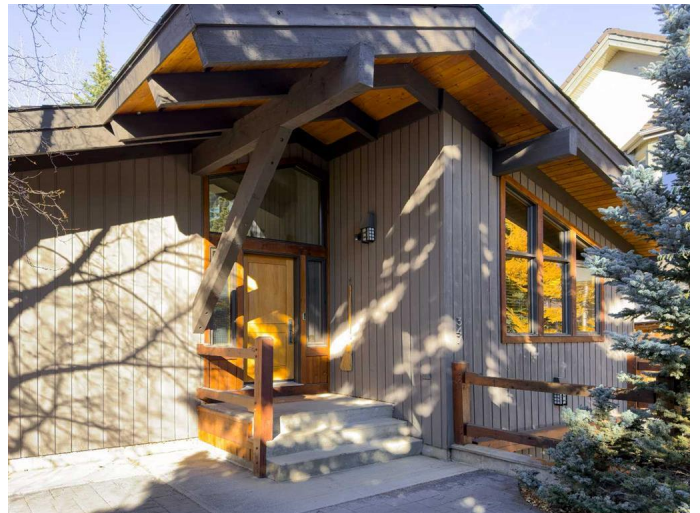
NONE, Banff, Alberta

Unique Mountain Modern Four Bedroom Bungalow with Walkout Lower Level with Mountain Views, Loads of Sunshine and Large Private Backyard! Designed by local renowned architect Phillippe Delasalle this home features: Rundle rock foyer; hardwood floors; cedar panelled walls and ceilings; vaulted ceilings with exposed structural wood beams and numerous sky lights; Douglas Fir doors, baseboard, trim, hand railing, and stairs with open risers; custom fir and maple built ins; beautiful custom corner floor to ceiling rock faced wood burning fireplace with wood mantel; recently renovated kitchen with stainless steel appliances and Quartz counter-tops; renovated full four piece bathroom upstairs and three piece bathroom downstairs; cozy gas fireplace in spacious family room walking out to backyard; heated garage and workshop with additional storage; two additional parking spaces outside. This home truly must be seen to be appreciated!

Built in 1975

Essential Information

MLS® #	A2267743
Price	\$1,995,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,469



Acres	0.16
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	347 Muskrat Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L1G1

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	3
Parking	Heated Garage, Insulated, Off Street, Oversized, Single Garage Attached, Garage Faces Front, Parking Pad, Underground, Workshop in Garage
# of Garages	1

Interior

Interior Features	Built-in Features, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Beamed Ceilings, Wood Windows, Natural Woodwork, Skylight(s), Track Lighting
Appliances	Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Oven-Built-In
Heating	Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Blower Fan, Family Room, Glass Doors, Mantle, See Remarks, Stone, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot, Treed, Underground Sprinklers, Views, Private, Sloped Down
Roof	Rubber
Construction	Wood Frame, See Remarks, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	3
Zoning	RNC-North Central Distric

Listing Details

Listing Office	RE/MAX Alpine Realty
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