

# \$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

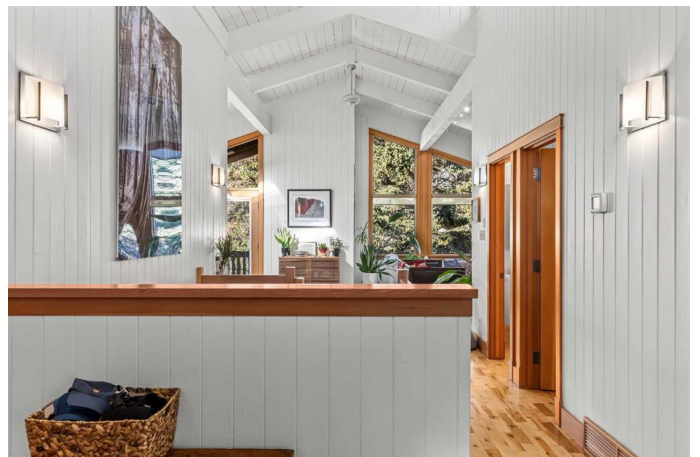
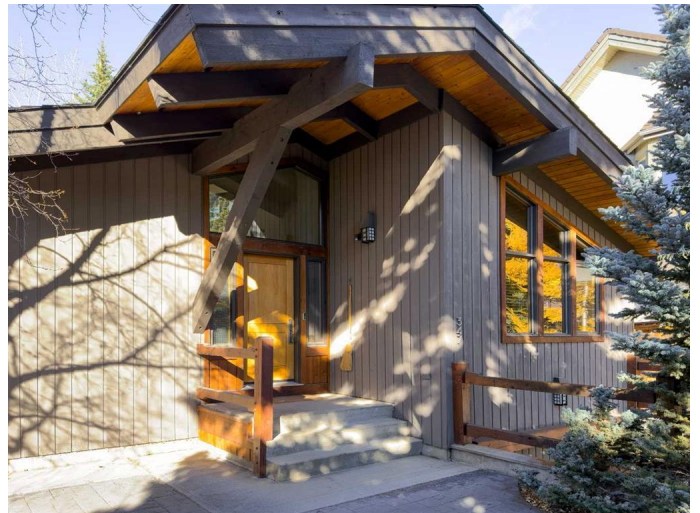
NONE, Banff, Alberta

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

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Natural Woodwork, Quartz Counters, Storage, Vaulted Ceiling(s), Beamed Ceilings, Wood Windows, See Remarks, 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        | Family Room, Gas, Living Room, Stone, Wood Burning, Blower Fan, Glass Doors, Mantle, See Remarks                                                           |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full                                                                                                                                                       |

### Exterior

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

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | October 29th, 2025        |
| Days on Market | 7                         |
| Zoning         | RNC-North Central Distric |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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