DON'T GAMBLE WITH YOUR HOME.

RE/MAX **JACK**
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

A, 509 Wolf Street
Banff, Alberta

MLS # A2212741

$1,299,000

Division:	NONE
Type:	Residential/Duplex
Style:	3 Level Split, Attached-Front/Back
Size:	1,578 sq.ft.
Age:	1984 (41 yrs old)
Beds:	3
Baths:	3
Garage:	Double Garage Attached
Lot Size:	0.12 Acre
Lot Feat:	Lawn

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	North Central District (R
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Discover the perfect blend of mountain charm and family functionality in this beautifully designed half duplex, ideally located just two blocks from downtown Banff. With a stunning log exterior that captures the essence of alpine living, this home offers warmth, character, and convenience all in one. Step inside and be welcomed by an abundance of natural sunlight that fills the space through large windows, creating a bright and inviting atmosphere throughout. This thoughtfully laid-out home features three spacious bedrooms, plus a fully finished basement—perfect for a rec room, guest suite, home office, or gym. The heart of the home lies on the top floor, where you'll find a bright open-concept kitchen and living area complete with vaulted ceilings and breathtaking mountain views. Whether you're preparing meals, entertaining guests, or simply unwinding after a day of adventure, this space offers a cozy and inspiring retreat. Step outside and enjoy your own private grassy yard, ideal for pets, kids, or just relaxing in the sun. It's a rare and valuable feature in this sought-after location. Whether you're a growing family or looking for a comfortable mountain home with room to expand, this property offers exceptional flexibility, charm, and location. Close to schools, trails, shops, and restaurants, yet tucked into a peaceful neighborhood, it truly offers the best of Banff living.