

**108 Glacier Drive  
Banff, Alberta**

**MLS # A2307187**



## \$1,100,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,358 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Carport, Covered, Driveway, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Sloped		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RNC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, French Door, Wood Windows		

**Inclusions:** None

Fantastic, extremely well-maintained 4-bedroom, 3-bathroom half duplex located in the highly sought-after, family-friendly Middle Springs neighborhood. This home offers a perfect blend of comfort, functionality, and thoughtful upgrades throughout. Recent improvements include a new washer and dryer, gas range, stainless steel refrigerator, and microwave oven with a hood fan. Newly installed French doors in the dining room open to a sunny, south-facing backyard featuring an impressive 700 sq. ft. composite deck-ideal for outdoor dining and entertaining.

The fully finished basement adds valuable living space with a cozy bedroom, recreation room and a 3 piece bathroom-perfect for guests or growing families. Additional updates include a new roof and gutters(2021), providing piece of mind for years to come. Additional updates include a new roof and gutters (2021), providing piece of mind for years to come