

# \$1,050,000 - 14 Antelope Lane, Banff

MLS® #A2230449

**\$1,050,000**

3 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.00 Acres

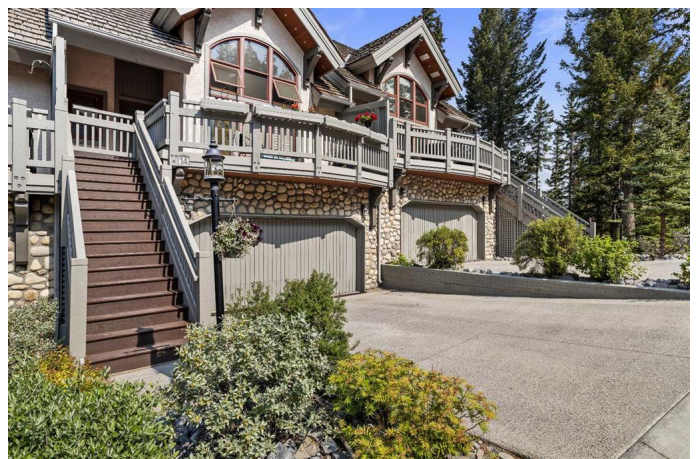
NONE, Banff, Alberta

**PRICED TO SELL!!!!** Discover the unparalleled luxury of living in Tatanga Ridge, where every detail is designed for comfort and style. Spanning over 2,400 sq. ft. of living space, this home features an open floor plan with vaulted ceilings that seamlessly blend the great room, dining area, and kitchen, creating a welcoming environment for both relaxation and entertaining. Large windows on either side offer breathtaking Bow Valley mountain vistas, filling the home with natural light and ensuring every corner is bathed in the beauty of the outdoors.

This exceptional home offers 3 spacious bedrooms, 3 bathrooms, a den, and a loft space—perfect for work or leisure. The lower level is equipped with in-floor heating, ensuring warmth and comfort throughout, no matter the season. The double garage with an additional workshop area provides ample storage space and convenience for all your needs.

Tatanga Ridge is also designed with safety in mind, featuring a rooftop fire sprinkler system for added peace of mind. Situated at the end of a no-through road, this exclusive location remains one of Banff's most sought-after addresses, offering privacy and tranquility without compromising on accessibility.

Viewings are by appointment only, ensuring a private experience for discerning buyers. This is a rare opportunity to own a piece of



Banff's finest living.

Built in 1993

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2230449      |
| Price          | \$1,050,000   |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,116         |
| Acres          | 0.00          |
| Year Built     | 1993          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 14 Antelope Lane                    |
| Subdivision | NONE                                |
| City        | Banff                               |
| County      | Improvement District No. 09 (Banff) |
| Province    | Alberta                             |
| Postal Code | T1L1A1                              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Visitor Parking  |
| Utilities      | Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Driveway   |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer/Dryer, Gas Range,                              |

|                 |   |
|-----------------|---|
|                 | Gas Water Heater                        |
| Heating         | Forced Air, In Floor, Natural Gas       |
| Cooling         | None                                    |
| Fireplace       | Yes                                     |
| # of Fireplaces | 1                                       |
| Fireplaces      | Great Room, Mantle, Stone, Wood Burning |
| # of Stories    | 5                                       |
| Has Basement    | Yes                                     |
| Basement        | Finished, Full                          |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Lighting, Storage                   |
| Lot Description   | Low Maintenance Landscape, Street Lighting, Views |
| Roof              | Asphalt Shingle                                   |
| Construction      | Mixed   |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 108             |
| Zoning         | RTR             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Dalton Real Estate |
|----------------|--------------------|

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