

# \$6,400,000 - 419 Muskrat Street, Banff

MLS® #A2212087

**\$6,400,000**

6 Bedroom, 8.00 Bathroom, 9,299 sqft

Residential on 0.81 Acres

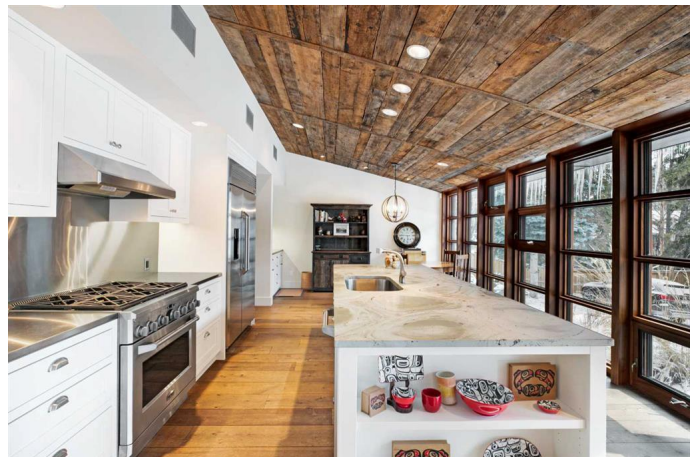
NONE, Banff, Alberta

Welcome to a luxurious retreat nestled in the heart of Banff, where sophistication meets serenity on 6 private lots spread across 2 titles on over 35,000 sq ft . This extraordinary estate presents a unique opportunity to own an exquisite home with unparalleled character and meticulous attention to detail.

As you approach through the fully fenced and gated property, a sense of exclusivity and privacy envelops you. The majestic mountain views serve as a picturesque backdrop to this one-of-a-kind residence, providing an unparalleled blend of natural beauty and architectural elegance.

This distinguished property features a main residence that seamlessly integrates modern luxury with timeless design. From the moment you enter, you'll be captivated by the grandeur of the living spaces, adorned with high-end finishes and thoughtful craftsmanship. The gourmet kitchen, outfitted with top-of-the-line appliances, is a chef's dream, while the expansive living areas are perfect for both intimate gatherings and grand entertaining.

Step outside to discover your own private oasis. The meticulously landscaped grounds boast natural beauty and plenty of wildlife , offering a tranquil space to unwind while surrounded by the breathtaking beauty of Banff's natural landscape. Additionally, a second guest home adds to the allure,



providing a private retreat for visitors or an ideal space for extended family.

This property stands as a testament to luxury living in Banff, with no other comparable residence in the area. Whether you're seeking a tranquil escape or an entertainer's paradise, this home exceeds expectations at every turn. Don't miss the chance to own a piece of Banff's unparalleled charm and exclusivity.

**Essential Information**

MLS® #	A2212087
Price	\$6,400,000
Bedrooms	6
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	9,299
Acres	0.81
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	419 Muskrat Street
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1A9

**Amenities**

Parking Spaces	10
Parking	Off Street, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Kitchen Island, No Animal Home, See Remarks
Appliances	Other, Oven, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Partial

## Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Private
Roof	Other
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	6
Zoning	RNC and RBA

## Listing Details

Listing Office	RE/MAX Cascade Realty
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.