

# Banff Housing Corporation

## NEW LISTING: 14 Sulphur Court

\$1,122,700.00

MARKET VALUE

82%

HOMEOWNER EQUITY

\$920,614.00

PRICE TO BUYER

**TYPE:** Duplex

**TAXES:** \$4,590

**CONDO FEES:** \$424.10

**YEAR BUILT:** 1997

**POSSESSION:** 90 days

**MGMT:** N/A

### 1,568+ 695 sq. ft. basement 3 bed, 2.5 bathrooms

#### ABOUT:

Beautiful multi-level duplex with fantastic mountain views. Spacious open concept living room, kitchen and dining room with vaulted ceiling and large picture windows. A half bath completes this level. The upper floor consists of 3 bedrooms and 2 full bathrooms. The large master bedroom has vaulted ceilings, ensuite, sitting area and walk-in closet.

There is a single-car garage and parking for 2 cars on the driveway. Located on a quiet cul-de-sac in the Middle Springs area, close to walking trails and parks.

#### BASEMENT:

Bright walk-out basement with large multi-purpose room, storage room with rough in plumbing, large laundry room and furnace room.

#### INCLUDED IN SALE:

Fridge, Stove, Bar Fridge, Dishwasher, Washer and Dryer, Window Coverings and Central Vacuum. Light fixture in bedroom #2 is not included in sale and will be replaced with a standard cover.

<b>STYLE:</b>	Duplex
<b>LEGAL SUITE:</b>	No
<b>EXTERIOR:</b>	Wood/Stucco/Stone
<b>ROOF:</b>	Asphalt (2019)
<b>CONSTRUCTION:</b>	Wood Frame
<b>FOUNDATION:</b>	Concrete Poured
<b>PARKING:</b>	Single Garage & Driveway
<b>HEAT/AIR:</b>	Forced Air
<b>FUEL:</b>	Natural Gas
<b>FIREPLACE:</b>	Yes, Wood
<b>WATER:</b>	City/Municipal
<b>SEWER:</b>	Municipal
<b>LEGAL:</b>	Unit 14 (UF 417) Plan 9711924

The above information is from sources deemed to be reliable but should not be relied upon without independent verification.