



9 Fairholme Place

1345 sq. ft. 3 bedrooms, 2.5 bathrooms

452 sq. ft. legal suite, 1 bedroom, 1 bathroom

\$1,287,500

Market Value

66.65%

Homeowner Equity

\$858,118.75

Price To Buyer

Type: Single Family Home Year Built : 1999 Annual taxes: \$5162 (2025) Possession: June 29th 2026

ABOUT

Single family home in Middle Springs with a 1-bedroom legal suite and stunning mountain views. Conveniently located near the Middle Springs cabin, a playground, and adjacent to parks and forested trails, providing easy access to natural surroundings.

The main floor features an open-concept living, kitchen, and dining area with a gas fireplace, large windows, a half bath, and access to a south-facing deck.

Upstairs features a generous primary bedroom with walk-in closet and 3-piece ensuite, two additional bedrooms and a 3-piece bathroom.

The lower level includes the utility room (washer/dryer) and access to the legal suite. Features an attached single-car garage and a spacious driveway with room for two vehicles.

LEGAL SUITE

The lower level features a finished legal suite with a private entrance. This bright suite includes an open-concept kitchen and living space, a separate bedroom, and a 3-piece bathroom.

Style Single Family Home

Legal Suite Yes

Exterior CedarSiding /Stucco

Roof Asphalt

Construction Wood Frame

Foundation Concrete Poured

Parking Single Garage & Driveway

Heat/Air Forced Air / In Slab

Fuel Gas

Fireplace Gas

Water Municipal

Sewer Municipal

Legal Lot 9. Block 29. Plan 9911211

SALE INCLUSIONS

Kitchen: Stove, dishwasher, fridge, hood fan.

Legal Suite: Fridge, stove, hood fan.

Other: Washer, dryer. window coverings, garage shelves.

UPDATES

Bathroom floors and toilet replaced in all bathrooms (2018)

Bathtub replacement in ensuite bathroom (2018)

Outer decking replaced (2012)



9 Fairholme Place

1345 sq. ft. 3 bedroom, 2.5 bathroom + 452 sq. ft. legal suite.



Single family home in Middle Springs with a legal suite, mountain views, and an open-concept layout. Located near local trails, Middle Springs Cabin, and a playground.

Highlights

- Stunning mountain views from the living space and deck.
- Open-concept main floor with a fireplace and large windows for natural light.
- Generous primary bedroom with walk-in closet and 3-piece ensuite.
- Two additional bedrooms and a second 3-piece bathroom on the upper floor.
- Attached single-car garage and a spacious driveway comfortably accommodating two vehicles.
- Fully finished, self-contained legal suite with private entrance, providing options for long-term rental income or multi-generational living.
- The suite includes an open-concept living space, a separate bedroom, and a 3-piece bath.
- 20-minute walk to Banff Avenue and located close to Roam Transit bus stops (Route #1).



9 Fairholme Place



Main Level

- Open-concept kitchen, living, and dining area with high ceilings.
- South-facing windows open to a large deck.
- Gas fireplace
- Spacious entryway with a closet and a two-piece bathroom.

Upper Level

- Primary bedroom with a generous walk-in closet and 3-piece bathroom.
- The second and third bedrooms both featuring fitted closets.
- 3-piece bathroom and linen cupboard.



Legal Suite

- 452 sq. ft legal suite with a private entrance.
- Bright, open concept living with a full kitchen
- Separate bedroom.
- Generous cupboard and storage space.
- 3-piece bathroom.



Fees & Utilities

Estimates are based on 4-person occupancy.

Gas/electrical - \$320 monthly est.

Sewer/water - \$186 monthly est.

Property taxes - \$5162 annually (2025).



Improvements & Renovations

2018 - Ensuite bathroom renovations, including replacement of bathtub, flooring, and toilet.

2018 - Upper bathroom renovations, including replacement of flooring and toilet.

2018 - Basement suite bathroom renovations, including replacement of flooring and toilet.

2012 - Outer decking (boards) replaced.

Inclusions

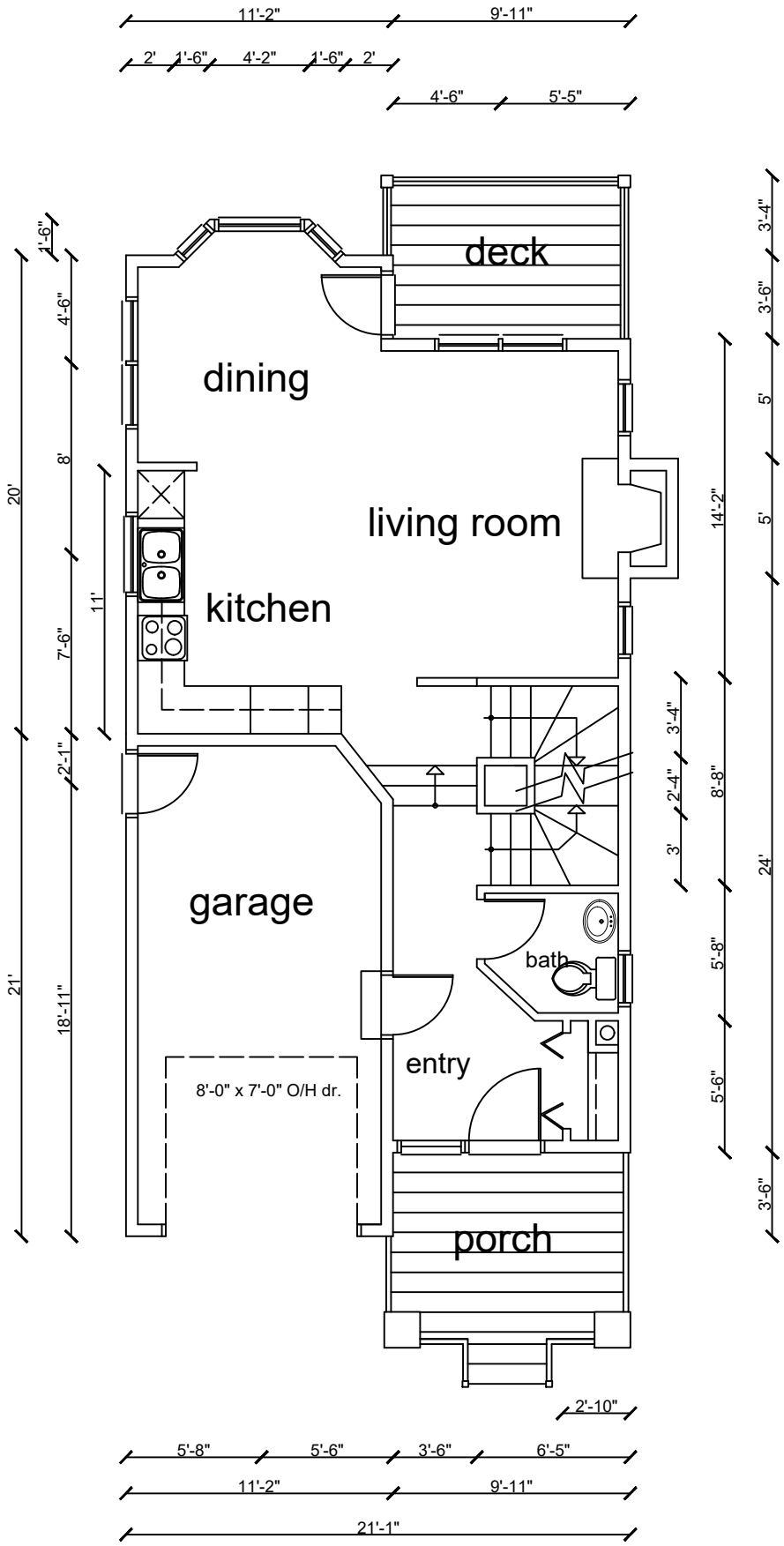
Kitchen: Stove (1999), dishwasher (1999), fridge (2023), hood fan (1999).

Legal Suite: Fridge (2017), stove (1999), hood fan (1999).

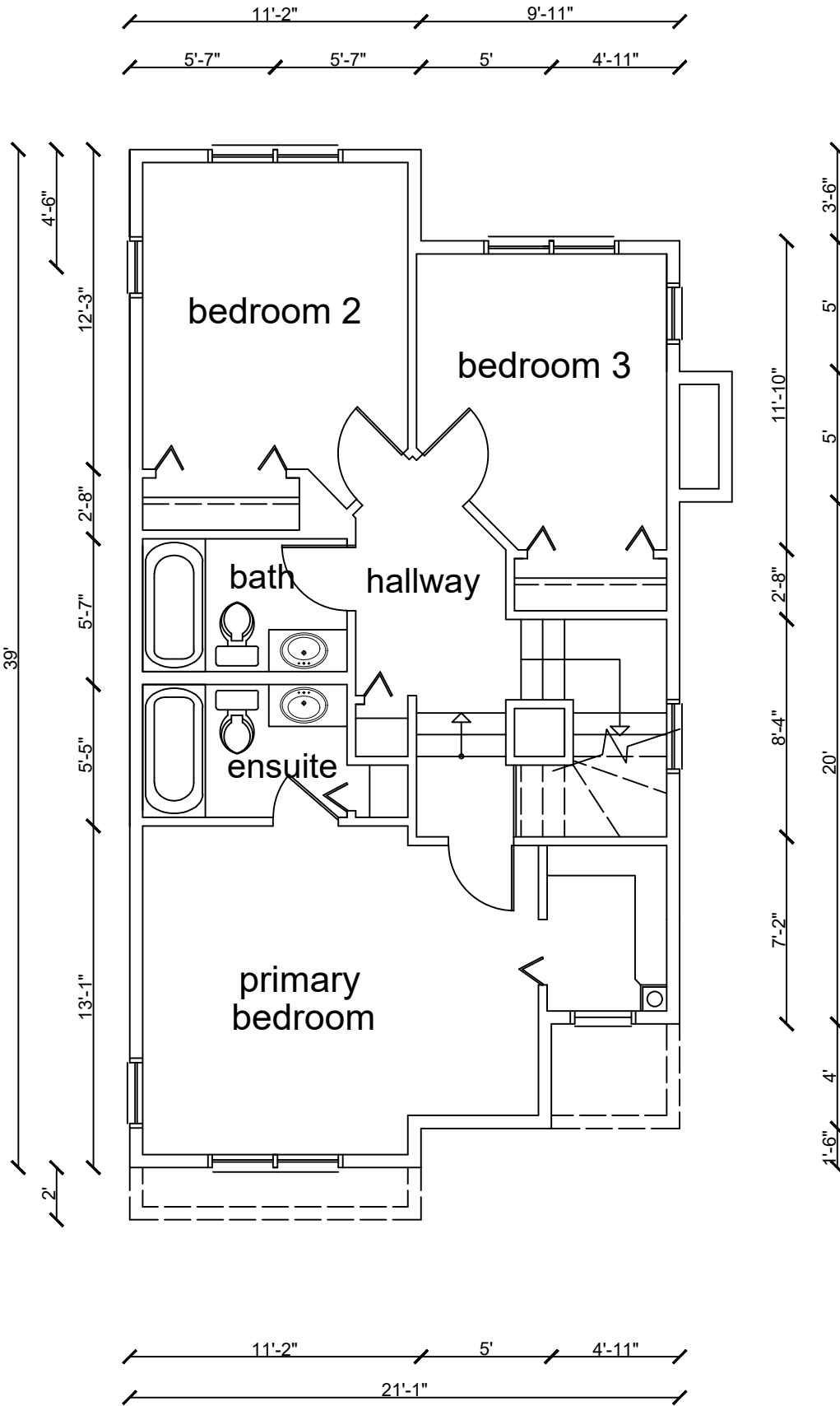
Basement: Washing machine (2015), dryer (2015)

Other: Bedroom window coverings, garage shelves.

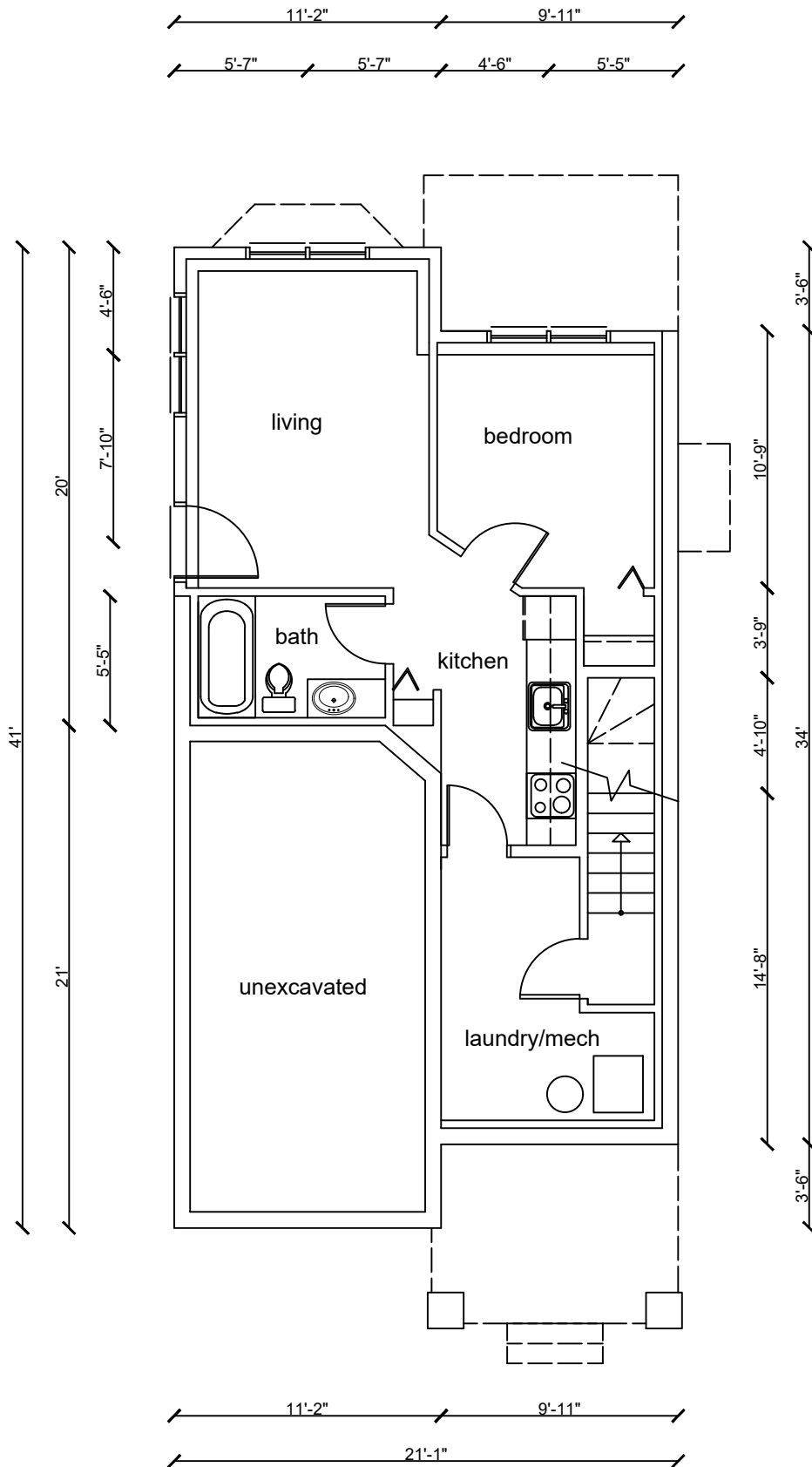
*Inclusions ages are estimated to best ability.



Main Level Plan



Upper Level Plan




Basement Plan

Town of Banff Map Export



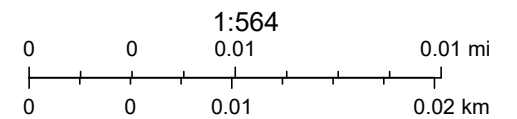
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 Town Boundary

Addresses

 Parcels

Streets



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Town of Banff GIS