

# **\$3,500,000 - 128 Kootenay Avenue, Banff**

MLS® #A2189463

**\$3,500,000**

3 Bedroom, 2.00 Bathroom, 2,584 sqft

Residential on 0.52 Acres

NONE, Banff, Alberta

Fabulous possibilities in this Banff property

Welcome to Banff, where this classic residence epitomizes Banff's finest district, Kootenay Ave.

This unique modernized log home is secluded in the heart of Banff, where privacy and comfort are the norm. It offers extraordinary mountain views and the unparalleled lifestyle of living in beautiful Banff.

The rear exterior boasts a 300-square-foot cedar deck with a hand-carved glass panel depicting local flora and fauna on a dimmer switch. This deck overlooks Mt Rundle, currently a B&B, with the possibility of developing this property into three lots.

Layout: Main Level Entry with two wings.

Lot: Features a Parklike Setting, Private, over 21,600 sq ft. Heating: Natural gas

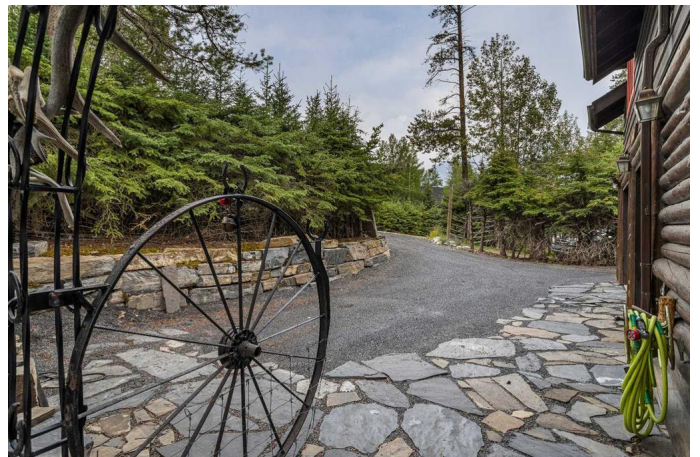
Flooring: Hardwood, carpet, linoleum. Roof: asphalt with solar panels. Parking: Room for five cars

Exterior: Feature fencing, Garden, Decks and Barn

Interior: Rustic Living Room/ Dining Room & Island Kitchen with a Gas Range, two Island Kitchen

Laundry: Main floor Fireplace: Description Wood Burning

Amazing possibilities and Pride of Ownership.



Built in 1928

## Essential Information

MLS® #	A2189463
Price	\$3,500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,584
Acres	0.52
Year Built	1928
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	128 Kootenay Avenue
Subdivision	NONE
City	Banff
County	Improvement District No. 09 (Banff)
Province	Alberta
Postal Code	T1L 1B8

## Amenities

Parking Spaces	4
Parking	Workshop in Garage, Double Garage Attached, Driveway, Garage Faces Front, Plug-In, Parking Pad
# of Garages	2

## Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s), Beamed Ceilings, Chandelier, Double Vanity, Wood Windows, Kitchen Island, Natural Woodwork
Appliances	Dishwasher, Refrigerator, Double Oven, Gas Cooktop, Range, Range Hood, Washer/Dryer
Heating	Natural Gas, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Great Room, Brick Facing, Mantle, Wood Burning
Has Basement	Yes
Basement	Unfinished, Crawl Space, Partial

## Exterior

Exterior Features	Private Entrance, Balcony, Fire Pit, Private Yard
Lot Description	Treed, Back Lane, Gentle Sloping, Landscaped
Roof	Asphalt Shingle
Construction	Log, Wood Frame
Foundation	Combination

## Additional Information

Date Listed	February 6th, 2025
Days on Market	216
Zoning	RSA

## Listing Details

Listing Office	Real Estate Professionals Inc.
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