

# \$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        | Double Garage Attached, Driveway, Garage Faces Front, Plug-In, Parking Pad, Workshop in Garage |
| # of Garages   | 2                                                                                              |

## Interior

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

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

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 179                |
| Zoning         | RSA                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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