

# \$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

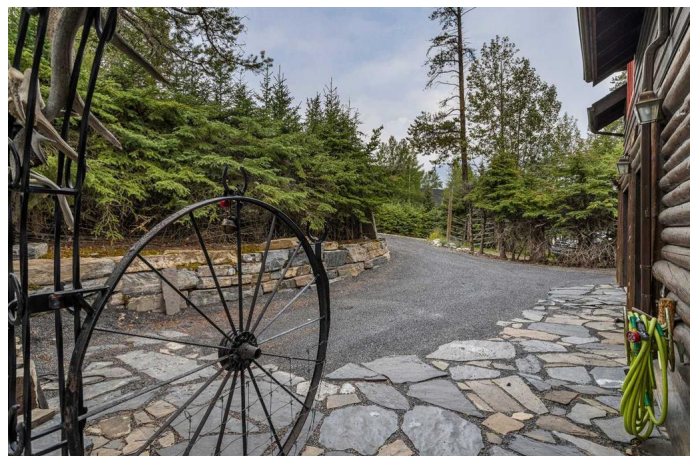
Flooring: Hardwood, carpet, linoleum. Roof: asphalt with solar panels. Parking: Room for five cars

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	178
Zoning	RSA

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.