# \$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 the finest district in Banff, Kootenay Avenue.

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, the lot is over 22,000 sq ft. Heating: Natural gas. Flooring: options include hardwood, carpet, and 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. An extraordinary possibility, duplex, triplex, and fourplex housing are all permitted under the local land use bylaw. This lot is positioned to be divided into three lots, offering ample potential.







#### **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 1920

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 Parking Pad, Double Garage Attached, Driveway, Garage Faces Front,

Plug-In, Workshop in Garage

# of Garages 2

#### Interior

Interior Features Double Vanity, Kitchen Island, Beamed Ceilings, Chandelier, Wood

Windows, No Smoking Home, Natural Woodwork, Vaulted Ceiling(s)

Appliances Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Double Oven,

Range, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning, Brick Facing, Great Room, Mantle

Has Basement Yes

Basement Partial

#### **Exterior**

Exterior Features Balcony, Fire Pit, Private Entrance, Private Yard Lot Description Gentle Sloping, Back Lane, Landscaped, Treed

Roof Asphalt Shingle

Construction Wood Frame, Log

Foundation Combination

### **Additional Information**

Date Listed February 6th, 2025

Days on Market 275

Zoning RSA

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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