

**128 Kootenay Avenue**  
**Banff, Alberta**

**MLS # A2189463**



**\$3,750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,584 sq.ft.	<b>Age:</b>	1928 (97 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Parking Pad, Plug-		
<b>Lot Size:</b>	0.52 Acre		
<b>Lot Feat:</b>	Back Lane, Gentle Sloping, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Slate, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Log, Wood Frame	<b>Zoning:</b>	RSA
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Chandelier, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, Vaulted Ceiling(s), Wood Windows		

**Inclusions:** The Barn

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.