

**128 Kootenay Avenue
Banff, Alberta**

MLS # A2189463



\$3,350,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,584 sq.ft.	Age:	1920 (105 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Parking Pad, Plug-I		
Lot Size:	0.52 Acre		
Lot Feat:	Back Lane, Gentle Sloping, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Slate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Log, Wood Frame	Zoning:	RSA
Foundation:	Combination	Utilities:	-
Features:	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 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.