

# \$3,700,000 - 128 Kootenay Avenue, Banff

MLS® #A2189463

**\$3,700,000**

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	\$3,700,000
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, Parking Pad, Workshop in Garage, Garage Faces Front, Plug-In
# of Garages	2

## Interior

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

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

## Exterior

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

## Additional Information

Date Listed	February 6th, 2025
Days on Market	76
Zoning	RSA

## Listing Details

Listing Office	Real Estate Professionals Inc.
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