



128 Kootenay Avenue Banff Alberta

\$3,750,000

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 gasFlooring: Hardwood, carpet, linoleum. Roof: asphalt with solar panels. Parking: Room for five carsExterior: Feature fencing, Garden, Decks and BarnInterior: Rustic Living Room/ Dining Room & Island Kitchen with a Gas Range, two Island KitchenLaundry: Main floorFireplace: Description Wood Burning Taxes \$11,000 (id:6769)

Loft 25.75 Ft x 20.58 Ft

Primary Bedroom 21.67 Ft x 17.75 Ft

4pc Bathroom 9.67 Ft x 8.33 Ft

Bedroom 24.83 Ft x 8.00 Ft

Bedroom 18.42 Ft x 7.83 Ft

3pc Bathroom 9.67 Ft x 8.33 Ft

Foyer 13.42 Ft x 14.00 Ft

Great room 17.42 Ft x 15.67 Ft

Dining room 16.00 Ft x 15.67 Ft

Eat in kitchen 15.75 Ft x 15.42 Ft

Breakfast 8.67 Ft x 7.83 Ft

Laundry room 8.50 Ft x 6.58 Ft

Storage 16.17 Ft x 5.92 Ft

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