



140 Kootenay Avenue Banff Alberta

\$1,900,000

Charming older home on large, secluded corner lot with terrific southern sun exposure and fantastic views of Mount Rundle, Sulphur Mountain, and the iconic Banff Springs Hotel! This character home has plenty of life left in it and has been very well cared for throughout. The upper main level consists of four bedrooms, two bathrooms, kitchen and eating area, formal dining room, office, large living room with beautiful rock faced wood burning fireplace and massive balcony with unbelievable mountain views! The lower level consists of two more bedrooms, bathroom, sauna/jacuzzi room, laundry/utility room, office/den and double car attached garage. This is a unique family home, in a sought after location, on an 11,992 sq.ft. lot. This is an excellent family home with a beautiful yard with loads of potential for redevelopment along with subdivision opportunities! Additional photos coming soon! (id:6769)

3pc Bathroom 5.92 Ft x 10.42 Ft
 Bedroom 11.58 Ft x 8.58 Ft
 Steam room 22.58 Ft x 16.50 Ft
 Office 15.67 Ft x 9.00 Ft
 3pc Bathroom 6.75 Ft x 6.92 Ft
 4pc Bathroom 6.50 Ft x 6.83 Ft
 Other 10.75 Ft x 34.75 Ft
 Bedroom 9.00 Ft x 13.00 Ft

Bedroom 12.92 Ft x 9.33 Ft
 Bedroom 9.17 Ft x 8.50 Ft
 Dining room 12.00 Ft x 14.92 Ft
 Kitchen 10.00 Ft x 12.25 Ft
 Living room 16.00 Ft x 25.58 Ft
 Office 9.00 Ft x 12.92 Ft
 Primary Bedroom 12.00 Ft x 12.50 Ft

Listing Presented By:

RE/MAX
 ALPINE REALTY

Originally Listed by:
 RE/MAX Alpine Realty

<http://alpinerealty.ca/>

RE/MAX
 ALPINE REALTY

Alpine Realty

104 - 709 Main Street, Canmore,
 Alberta, T1W 2B2

Phone: 1 (403) 678-5890
admin@alpinerealty.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.