



**140 Kootenay Avenue  
Banff, Alberta**

**MLS # A2043848**

**\$1,900,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,984 sq.ft.	<b>Age:</b>	1952 (72 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front,		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Corner Lot, Dog Run Fenced In, Front Yard, Lawn, Garden, Gentle Sloping, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Other, Slate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Wood Frame	<b>Zoning:</b>	RMR-Marmot / Rundle Distr
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Natural Woodwork, See Remarks		

**Inclusions:** N/A

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 future redevelopment along with subdivision opportunities! NEW Land Use Bylaws now allow for even more density and development options!