



GRASSROOTS
REALTY GROUP

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**140 Kootenay Avenue
Banff, Alberta**

MLS # A2043848



\$1,900,000

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

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Linoleum, Other, Slate	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Cedar, Stone, Wood Frame	Zoning:	RMR-Marmot / Rundle Distr
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	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 redevelopment along with subdivision opportunities! Additional photos coming soon!