

\$699,900 - 49 Burney Road, Bragg Creek

MLS® #A2059109

\$699,900

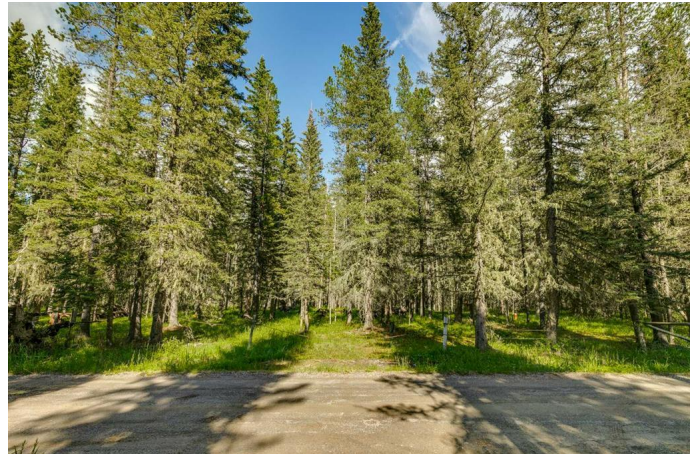
0 Bedroom, 0.00 Bathroom,
Land on 2.64 Acres

NONE, Bragg Creek, Alberta

Build your dream home and create a legacy. Nestled within the enchanting hamlet of Bragg Creek, there exists an extraordinary parcel of raw land. This 2.64-acre plot, at the end of a quiet road and within walking distance to the village, you can provide you the idyllic lifestyle you've always envisioned. Nestled amidst the stunning natural beauty of the Canadian Rockies, this expansive lot offers ample space to bring your vision to life. Imagine waking up to breathtaking views of rolling hills, towering trees, and the gentle sound of nearby streams. With two wells already on the property, you'll have an excellent water source readily available, offering a seamless and sustainable living experience.

Design your custom retreat in this serene sanctuary, where the possibilities are as boundless as the surrounding landscape. Create an architectural masterpiece that seamlessly blends with nature, incorporating large windows that frame the ever-changing vistas and flood the interiors with natural light. With 2.6 acres at your disposal, you can craft a private oasis complete with landscaped gardens, outdoor entertainment areas, and even a private walking trail meandering through the property.

Bragg Creek offers a delightful balance of rural tranquility and convenient amenities, providing the best of both worlds. Enjoy a leisurely stroll through the charming town center, dotted with



boutique shops, gourmet restaurants, and art galleries. For outdoor enthusiasts, the nearby Kananaskis Country beckons with a plethora of recreational opportunities, from hiking and mountain biking to fishing and skiing. Embrace the opportunity to create a custom haven that reflects your personality, passions, and aspirations – all set against the breathtaking backdrop of Bragg Creek's natural splendor. A 10 minute Walk to Banded Peak School and also to the shopping district of Bragg Creek, this location is one of a kind and offers many options for building and lot size, 2 water wells add to the flexibility of this parcel. Mapping, Zoning, and Details available from the listing Realtor upon request. See supplements and multi media links for more information.

****Access with permission only. Do not trespass on or use the driveway at the end of Burney as a vehicle turn around as this is a private residence. Although heavily treed and very private the neighbours appreciate your respect of their property. No dogs on property at anytime.**** Shed is not included in the sale but may be separately negotiated or removed by seller. Property taxes are auto populated for 2022, the 2023 tax amount is \$2329

Essential Information

MLS® #	A2059109
Price	\$699,900
Sold Price	\$650,000
Bathrooms	0.00
Acres	2.64
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	49 Burney Road
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Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Additional Information

Date Listed	June 28th, 2023
Date Sold	October 29th, 2023
Days on Market	121
Zoning	R-CRD
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
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