

\$1,199,000 - 231173 Range Road 54, Bragg Creek

MLS® #A2066559

\$1,199,000

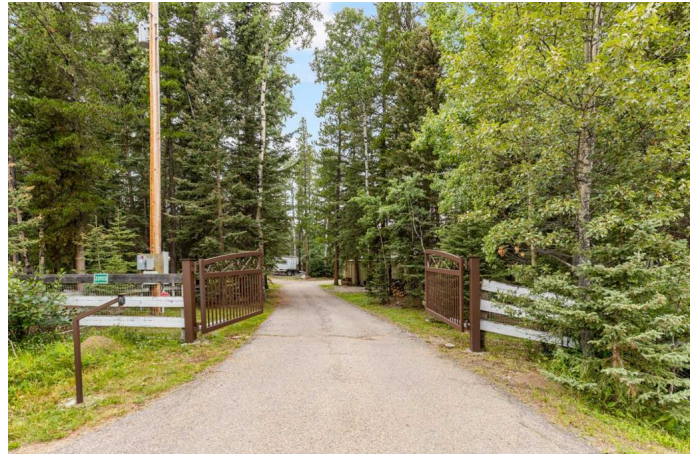
4 Bedroom, 4.00 Bathroom, 1,619 sqft

Residential on 8.53 Acres

NONE, Bragg Creek, Alberta

Discover the epitome of rustic elegance in this charming hillside bungalow, boasting an expansive 3000 square feet of living space and nestled on a serene 8.53-acre parcel in the coveted West Bragg Creek area. A picturesque retreat among the trees, this property offers unmatched privacy, breathtaking vistas, and the added allure of a beautiful pond.

Step inside to be greeted by vaulted ceilings, oak hardwood flooring, and panoramic views that grace every room. The formal dining room flows seamlessly into the family room, where French doors lead to a wrap-around deck—perfect for embracing the beauty of the surroundings. The well-appointed kitchen features stainless steel appliances, granite countertops, and an inviting breakfast nook. The lower level is an entertainer's paradise, featuring an impressive rec room complete with a kitchenette. For guests seeking privacy and comfort, there is a dedicated guest room with its own private entrance. This private entrance not only adds an element of exclusivity for guests but also provides the potential for the space to be utilized as an Airbnb rental. Equestrian enthusiasts will find this property perfectly equipped, boasting cross-fencing, horse shelters, heated automatic horse waterers, barns, and a tack room. The inclusion of dog runs, dog kennels, and cat kennels adds a valuable bonus to the property, creating a range of opportunities for both owners and potential business ventures.



Additional highlights include a double garage and heated workshop.

Immerse yourself in the joys of country living, where fishing, skating, and horse riding await just beyond your doorstep. Only a short half-hour drive from Calgary, this captivating property offers an unparalleled lifestyle in a serene countryside setting. Book your showing today!

Built in 1986

Essential Information

MLS® #	A2066559
Price	\$1,199,000
Sold Price	\$1,130,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,619
Acres	8.53
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	231173 Range Road 54
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Granite Counters, Kitchen Island, Pantry, Skylight(s), Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Refrigerator, Satellite TV Dish, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Dog Run, Fire Pit, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Brush, Front Yard, Lawn, Gentle Sloping, Landscaped, Many Trees, Rectangular Lot, See Remarks, Treed
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	August 6th, 2023
Date Sold	November 16th, 2023
Days on Market	100
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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