

\$775,000 - 34 Burntall Drive, Bragg Creek

MLS® #A2087969

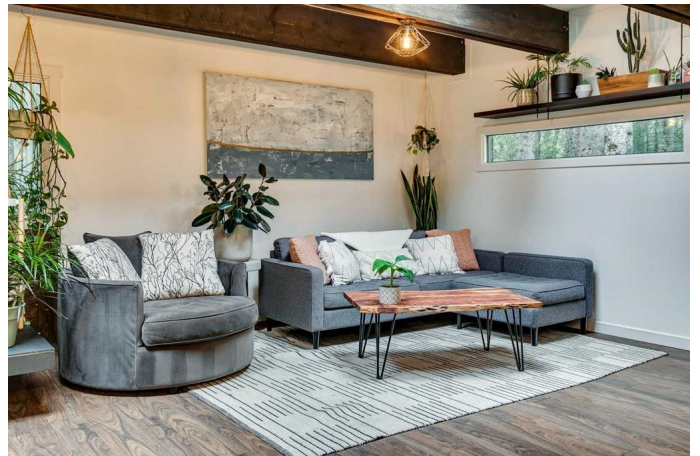
\$775,000

3 Bedroom, 2.00 Bathroom, 1,277 sqft

Residential on 0.46 Acres

NONE, Bragg Creek, Alberta

Immerse yourself in the natural beauty of Bragg Creek, Alberta, in this charming 3-bedroom, 2-bathroom home. Nestled on a serene corner lot within the Hamlet, this property boasts nearly half an acre of space to call your own. Enjoy the convenience of being within walking distance to all the essentials of the community, making this location truly exceptional. This home was thoughtfully designed to harmonize with its surroundings, providing a sense of your private forest retreat just a short stroll away from the Community Centre, Provincial Park, and the vibrant array of shops, gourmet dining establishments, and recreational activities Bragg Creek has to offer. Step through the front or back doors, and you'll find yourself in the inviting living room, illuminated by skylights and accentuated by open beam ceilings. The focal point of this space is a beautifully finished copper fireplace, surrounded by ample windows that invite the outdoors in. The well-appointed kitchen features an eat-in dining area, which offers a view of the spacious side yard, complete with extra parking, a massive open space, storage shed and a hot tub. The master bedroom is a cozy retreat with a generous window, ample closet space, and an updated 4-piece ensuite bathroom. Additionally, there are two more comfortable bedrooms and an updated 3-piece main bathroom. This property also comes with an attached, heated 2-car garage and a south-facing covered deck, adding to its allure. Whether you're seeking a permanent



residence in Bragg Creek or a part-time escape from the hustle and bustle of everyday life, this property fits the bill. Some notable property upgrades include new windows in 2017, updated flooring in 2013, renovated bathrooms in 2022, a new hot water tank in 2018, washer and dryer replacements in 2020, and the installation of a commercial-grade dehumidifier in the crawl space in 2022. Don't miss the opportunity to make this beautiful Bragg Creek home your own – a perfect blend of nature, convenience, and comfort.

Built in 1973

Essential Information

MLS® #	A2087969
Price	\$775,000
Sold Price	\$755,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,277
Acres	0.46
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	34 Burntall Drive
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	7
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Parking	Double Garage Attached, Multiple Driveways
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Interior

Interior Features	Beamed Ceilings, Skylight(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Dog Run, Fire Pit
Lot Description	Corner Lot
Roof	Rolled/Hot Mop
Construction	Wood Frame, Wood Siding
Foundation	Block

Additional Information

Date Listed	October 25th, 2023
Date Sold	December 5th, 2023
Days on Market	41
Zoning	R-URB
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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