

\$1,795,000 - 16 Yoho Tinda Road, Bragg Creek

MLS® #A2088914

\$1,795,000

4 Bedroom, 4.00 Bathroom, 4,278 sqft

Residential on 0.51 Acres

NONE, Bragg Creek, Alberta

Welcome to this exceptional riverfront retreat nestled in a nature lover's paradise! With its spacious two-story design and stunning location backing onto the scenic Elbow River, this home offers a serene and immersive connection with nature. Situated on a half-acre of treed land, this unique property is the epitome of tranquility.

As you step onto the expansive deck, you'll be captivated by the breathtaking view and the calming sounds of the flowing river. Picture yourself hosting cookouts or casting your fishing line into the river just steps away from your backdoor! This property truly embodies the essence of a private sanctuary.

The home spans an impressive 4,278 square feet across two levels. The main floor showcases an abundance of windows that flood the living area with warm natural light, creating an inviting and cozy atmosphere. Upstairs, the primary suite offers panoramic views off the private deck overlooking the river, allowing you to wake up to the beauty and sounds of nature every day!

One of the highlights of this home is the unique crafts/office space on the upper level, complete with its own deck. This peaceful retreat provides the perfect setting to unleash your creativity or embark on productive endeavors. Additionally, there are three wood-burning fireplaces throughout the home, adding warmth and ambiance to the living spaces.

With a total of four bedrooms and four baths,



this residence offers ample space to accommodate your lifestyle and needs. Each room showcases impeccable attention to detail, ensuring comfort and luxury at every turn. Whether you're enjoying the scenic vistas from the living areas or finding solace in the privacy of the primary suite, this home offers an unforgettable living experience.

Notable features include an upgraded mechanical system, which includes in-slab heating, a forced air furnace, a boiler hot water system, and a water purification system with a solids filter, UV light, and soft water. There are two garages (one triple attached with heated slab and an oversized double detached) - for a total of five indoor stalls for your ultimate convenience.

Beyond the boundaries of the property, you'll find an array of outdoor activities to enjoy.

Skiing is just a short 45-minute drive away, while fly fishing enthusiasts can relish in the convenience of having the river literally at their doorstep. Additionally, a leisurely stroll will take you to the nearby village, where you can indulge in country food and entertainment.

This remarkable property is being offered fully furnished and turn-key, allowing for a seamless transition into a life of luxury amidst nature's grandeur. Access is incredibly convenient, as you only need to cross the bridge in Bragg Creek and turn right onto the entry road.

Now is the time to seize the opportunity to call this exceptional riverfront retreat your own.

Reach out today to schedule a private showing and embark on a journey to discover the true meaning of serene living in harmony with nature!

Built in 2006

Essential Information

MLS® #

A2088914

Price	\$1,795,000
Sold Price	\$1,700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,278
Acres	0.51
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	16 Yoho Tinda Road
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Not Available, Water Paid For
Parking Spaces	5
Parking	Double Garage Detached, Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	Breakfast Bar, Central Vacuum, French Door, Kitchen Island
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks, Washer, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	See Remarks, Stone, Wood Burning
Basement	None

Exterior

Exterior Features	Fire Pit
Lot Description	Creek/River/Stream/Pond, Many Trees, Private, Views, Waterfront
Roof	Wood
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	December 9th, 2023
Days on Market	47
Zoning	R-URB
HOA Fees	0.00

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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