

\$1,249,900 - 164 Hawk Eye Road, Bragg Creek

MLS® #A2107850

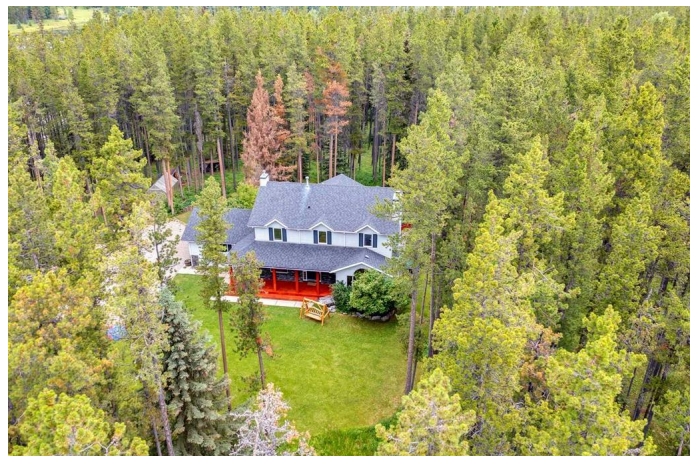
\$1,249,900

4 Bedroom, 4.00 Bathroom, 2,157 sqft

Residential on 2.00 Acres

West Bragg Creek, Bragg Creek, Alberta

With a green space along the property boundary you can enjoy private walks right into Kananaskis. Set between Bragg Creek and the rugged peaks of the Rocky Mountains, this home in West Bragg Creek (5 mins to the trails) is the epitome of Canadiana living. The two-acre property is set at the end of a cul-de-sac, backing on to an access to Kananaskis, across the street from municipal reserve that offers tranquil nature walks. This home gives easy access to the Great Trail, crown land, hiking, biking and forest bathing. Situated within the distinctive enclave of Hawk Eye Estates, the home has been upgraded and reflects the demands of current buyers coming to Bragg Creek. Totally immerse yourself in densely wooded forest and know how close you are to snow-capped peaks while you take in all that nature has to offer while you are at home. The most magical moments are best taken in from the back yard, while the outdoor patios and dining area is warmed by a fireplace—perfect for year-round entertaining in a setting unlike any other. A wood burning fireplace is the perfect touch to the main floor living room that is offset from the informal dining room. The pickled oak kitchen with new marble backsplash and black appliances are moved in ready while you sit back and contemplate ways to customize this home. Solid oak and beveled glass pocket doors are a refined and beautiful way to ensure privacy to the main floor library or office space. Time tested glorious slate and site



finished hardwood floor pays tribute to the natural beauty that Bragg Creek offers. Venture to the fully finished basement and sink into the plush, lush carpet as you enjoy creature comforts such as the theatre area, built in cabinets and high ceilings. The basement full bath and bedroom with massive walk in closet is the perfect room for privacy. A second floor awaits atop the circular stair case and has undergone a total renovation and reconfiguration in 2020 with a cost of over \$80,000.00. Three large bedrooms blanketed in high end luxury vinyl plank flooring offer ample space for a larger family. A custom made oversize barn door separates the laundry area from the upper landing and is offset from the open to below with brand new custom railings. Brand new bathrooms await you with travertine floors, new vanities, a custom curbless shower and deep soaker tub in the ensuite with seamless glass and impeccable tile work. This 2-acre parcel has been meticulously maintained and cared for, the property offers hundreds of trees, a clearing of underbrush, and a plentiful amount of the beloved lodge pole pine. With a keen eye for both practicality and beauty this 2100 square foot two story home has been lovingly renovated, remodelled, updated and maintained. A walk through the woods to clear your head, breathing in the fresh, evergreen-scented air, and basking in the restorative qualities of mother nature can be part of your everyday. FULLY FENCED 2 AC

Built in 1995

Essential Information

MLS® #	A2107850
Price	\$1,249,900
Sold Price	\$1,220,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,157
Acres	2.00
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	164 Hawk Eye Road
Subdivision	West Bragg Creek
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L0K0

Amenities

Parking Spaces	6
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, See Remarks, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Mixed, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	March 7th, 2024
Days on Market	20
Zoning	R-RUR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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