

\$1,198,900 - 340 Wild Rose Close, Bragg Creek

MLS® #A2119007

\$1,198,900

4 Bedroom, 3.00 Bathroom, 3,338 sqft

Residential on 2.03 Acres

N/A, Bragg Creek, Alberta

This home offers both luxury and functionality. Sunlight pours through the West facing front windows and the skylights in the cathedral ceiling of the front room. This main floor master suite champions the convenience of main floor living at all times without compromising elegance or architectural beauty. This property is not just a home; it's a sanctuary, designed to cater to those who appreciate the blend of sophisticated living within the serene embrace of nature. Multiple decks and patios are available to enjoy light and sun at all times of the day, the 2 acre parcel is flat and dry and easy to use. The timber greenhouse has been built with true craftsmanship and allows for an incredibly long growing season. It is used as both a food source and as a space of peace and tranquility. Located at the Eastern edge of the property along the bank of the adjacent Bragg Creek, loved by all, this namesake creek is a haven for playing, swimming and relaxing. Equal parts craftsmanship and luxury living are demonstrated throughout from the exquisite solid wood cabinets that evoke an era of true and timeless quality. The remaining finishes throughout the home are a testament to the meticulous attention to detail and the high standards of construction and home ownership. Not to be overlooked, the new roof comes fortified with ice shield, ensuring durability and protection against the harshest of elements, providing peace of mind in every season. Whether you call it a reception room,



a familyroom, a parlour room, or a drawing room, the front room in this home can be used for anything you could think of. The favorite way to enjoy this space now is to cozy up in front of the wood stove and enjoy family and friends casually, lovingly referred to as "The Winter Room" just think of freshly cut wood and steaming hot cocoa. In the past it had been loved as a solarium and also a gathering area for cards and games. The basement is unfinished and easily developed if future space is needed. One large bedroom could be easily created and the remaining space is perfectly designed for a rec room, storage, or utility space. A high efficiency furnace has been newly installed and the poly b has been replaced by updated pex pipe. The insulated double garage easily accommodates a car, van or truck. The right side of the garage is a professional grade, acoustically engineered recording studio. The beautiful, quiet space with wood ceiling and gas fireplace can be a perfect remote office, artists studio or private guest area. Details of the work space construction are available upon request. Wild Rose is one of Bragg Creek's most loved communities, offering trails throughout, access to environmental reserves. hiking, and the lake which offers a sandy beach, court, stone oven, paddling, and a floating dock. The West Bragg Creek Trailhead is only 3 kms away. If the road less traveled is more your speed, Wild Rose is only moments from harder to find trails.

Built in 1989

Essential Information

MLS® #	A2119007
Price	\$1,198,900
Sold Price	\$1,150,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	3,338
Acres	2.03
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	340 Wild Rose Close
Subdivision	N/A
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Amenities	Beach Access, Boating, Park, Picnic Area, Racquet Courts
Parking Spaces	6
Parking	Double Garage Detached, Parking Pad, RV Access/Parking

Interior

Interior Features	French Door, High Ceilings, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Triangular Lot, Creek/River/Stream/Pond, Irregular Lot, Landscaped,

	Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 26th, 2024
Days on Market	15
Zoning	R-1
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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