

\$999,900 - 231129 Range Rd 54, Bragg Creek

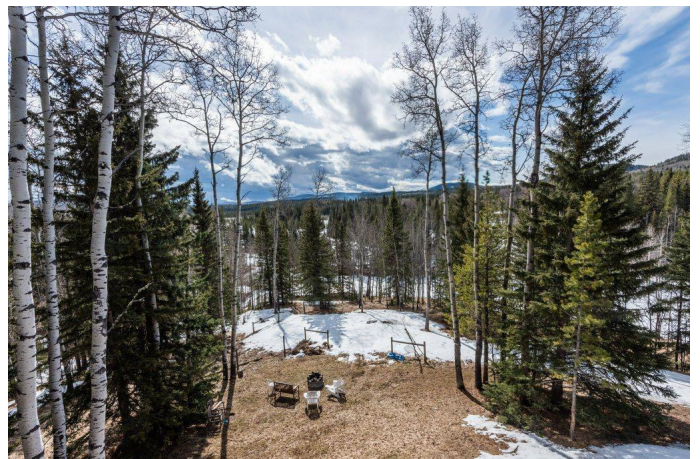
MLS® #A2119801

\$999,900

7 Bedroom, 5.00 Bathroom, 1,706 sqft
Residential on 3.83 Acres

West Bragg Creek, Bragg Creek, Alberta

Rare opportunity to own almost 4 acres surrounded by beautiful forests for those seeking tranquility, being the last property on the road nestled among trees™s make it extremely private! this unique home is currently being used as 3 separate suites, main floor is a 2 bedroom, 2 bathroom 1705 sqft suite, lower 1640 sqft walkout suite, includes 3 bedrooms and 2 bathrooms plus there is a 688 sqft carriage house suite with 2 bedrooms and 1 bathroom. The possibilities are endless!!! Use as your own personal nature's paradise or rent out some or all of the suites to use as revenue. This property must be seen to truly be appreciated, as mentioned already the grounds are very secluded, quiet and private. Wildlife can be found in abundance, if bird watching appeals to you, then this is it! Plus see many different animals passing through including deer, moose, lynx, cougars and even bears. This truly is a nature lover's dream! There is a gentle slope at the rear of the yard that children can use to toboggan, this opens up to a lovely little meadow with a natural pond. This would be a great place for family camp outs or cozy up and host an evening campfire away from the hustle and bustle of city living. This charming home amidst nature's beauty may feel like you're off the beaten track but it is less than 10 minutes to Bragg Creek for access to plenty of amenities or less than 45 minutes to Calgary for everything else. Now let's step inside, the main floor features a bright open floor-plan,



vaulted ceilings throughout, and an abundance of south facing windows to enjoy the breathtaking unobstructed views. Hardwood floors, stone floor to ceiling fireplace wall in the great room and a large wrap around balcony to enjoy panoramic views of the surrounding forest and has multiple access doors including to one of the bedrooms! The generous master is sure to be a delight with a walk in closet and a 4pc ensuite. Descending the wide staircase to the lower level suite offers a fantastic vantage point for nature watching from the expansive south facing windows that surround the living room. Find an additional 3 bedrooms, the master has a 3pc ensuite and another bedroom is directly off the main living area which would make a wonderful home office. Rounding out this level is a Kitchen with a convenient peninsula Island and an additional 4pc bathroom. Adjacent to the lower suite is a 272 sqft storage space providing lots of room to store extra belongings, to help keep your main living area clutter free. Above the heated insulated double attached garage is a cute 2 bedroom carriage house with a 3pc bathroom, vaulted ceilings and multiple skylights. This cozy suite has an open concept kitchen, dinning, living room with a south facing balcony! The views from this height are just simply stunning! A few areas of this house could use some updating and a little TLC but that is a small price to pay for ownership of this beautiful secluded lot! Call your realtor today and book your private viewing!

Built in 1993

Essential Information

MLS® #	A2119801
Price	\$999,900
Sold Price	\$1,125,000
Bedrooms	7

Bathrooms	5.00
Full Baths	5
Square Footage	1,706
Acres	3.83
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	231129 Range Rd 54
Subdivision	West Bragg Creek
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Gas Stove, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Great Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Many Trees, Meadow, Native Plants, Private, Secluded, Wooded

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 7th, 2024
Days on Market	3
Zoning	RUR4
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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