

# \$1,150,000 - 64 Mountain Lion Place, Bragg Creek

MLS® #A2121552

**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 3,537 sqft

Residential on 2.00 Acres

Wintergreen\_BC, Bragg Creek, Alberta

**\*\*Property is sold as is, where is, at time of possession. No warranties or representations.\*\*** Introducing a captivating retreat nestled amidst the serene landscapes of Bragg Creek set on two acres of tranquil privacy. Situated adjacent to a breathtaking natural area replete with a picturesque pond and wetlands, this residence boasts a setting of unparalleled beauty. The elongated driveway ensures privacy while the southwest exposure enhances natural light, creating an inviting ambiance year-round. Inside, the sunken living room, formal dining room, and chef's kitchen exemplify the home's seamless blend of indoor-outdoor living, with ample space for gatherings and entertainment. Featuring three bedrooms on the main floor with walk-in closets and floor-to-ceiling windows that invite the outdoors in, the residence offers a private loft above the triple garage with a roughed-in bathroom, providing versatile space for various needs such as a home office space or a home gym. The finished basement extends the living space with a bedroom, second kitchen, family room, steam room, and additional rooms primed for future expansion. Embracing the essence of Wintergreen living, this home offers a serene retreat while being just minutes away from Bragg Creek's amenities. With hiking, cross-country skiing, and golf at your doorstep, you will experience the essence of Wintergreen living with this exceptional property. (Please note: Pond area in photos



and video is RVC Municipal Reserve land, and the dock structure is not part of the subject property.)

Built in 1983

### **Essential Information**

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2121552                                  |
| Price          | \$1,150,000                               |
| Sold Price     | \$1,317,000                               |
| Bedrooms       | 4                                         |
| Bathrooms      | 4.00                                      |
| Full Baths     | 3                                         |
| Half Baths     | 1                                         |
| Square Footage | 3,537                                     |
| Acres          | 2.00                                      |
| Year Built     | 1983                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Sold                                      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 64 Mountain Lion Place |
| Subdivision | Wintergreen_BC         |
| City        | Bragg Creek            |
| County      | Rocky View County      |
| Province    | Alberta                |
| Postal Code | T0L 0K0                |

### **Amenities**

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Water Connected                          |
| Parking   | Driveway, Garage Door Opener, Heated Garage, RV Access/Parking, Triple Garage Attached |

### **Interior**

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | See Remarks                           |
| Appliances        | See Remarks                           |
| Heating           | Fireplace(s), Forced Air, Natural Gas |

|                 |                                     |
|-----------------|-------------------------------------|
| Cooling         | None                                |
| Fireplace       | Yes                                 |
| # of Fireplaces | 2                                   |
| Fireplaces      | Basement, Family Room, Wood Burning |
| Has Basement    | Yes                                 |
| Basement        | Finished, Full                      |

## Exterior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                                                                                               |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Many Trees, Native Plants, Private, Secluded, Treed, Views, Wetlands, Wooded |
| Roof              | Metal                                                                                                                                                               |
| Construction      | Composite Siding, Stone, Wood Frame                                                                                                                                 |
| Foundation        | Poured Concrete, Wood                                                                                                                                               |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2024 |
| Date Sold      | May 23rd, 2024   |
| Days on Market | 41               |
| Zoning         | R-CRD            |
| HOA Fees       | 0.00             |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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