

\$1,350,000 - 39 Bracken Point, Bragg Creek

MLS® #A2126108

\$1,350,000

4 Bedroom, 3.00 Bathroom, 1,965 sqft

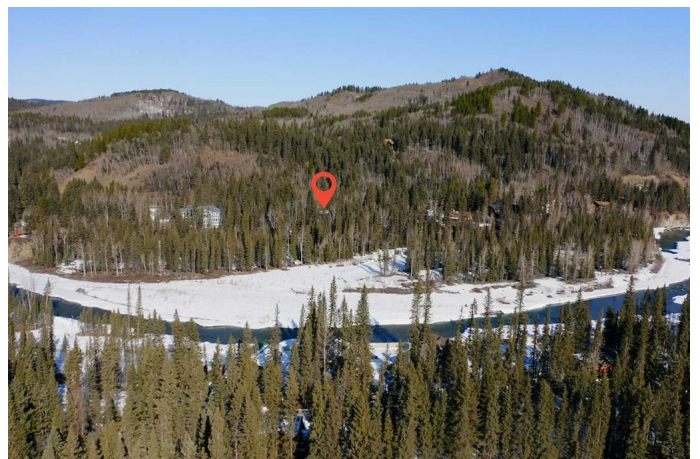
Residential on 1.20 Acres

NONE, Bragg Creek, Alberta

MOTHER'S DAY OPEN HOUSE MAY 12 from 1PM-3PM *** EXTENSIVE IMPROVEMENTS and RENOVATIONS COMPLETED, A complete list of details available upon request.

Video, Virtual Walk through, Mapping, Community Overview, Carrying Costs, Measurements and Floor Plans also AVAILABLE UPON REQUEST** Discover the apex of mountain living in this sophisticated 1950 sq.ft log bungalow cabin in Bragg Creek's prime location. A commanding presence on a high bank of the Elbow River, this home stands as a testament to unrivaled craftsmanship and quality, with recent upgrades that cater to the environmentally conscious and aesthetically inclined. The comprehensive renovation showcases an advanced septic system, a modern electrical panel, and complete radon mitigation, ensuring a safe and sustainable dwelling. The home's bones are fortified with new engineered beams and top-tier insulation, embedding durability into its serene surroundings. In 2017, the home underwent significant

enhancements with a new window and door package, coupled with the installation of a durable metal roof that extends over both the house and the garage. The spacious 28'10' X 21'0' garage, constructed within the last decade, is fully insulated, heated, and finished with composite siding and a concrete floor, serving as the perfect complement to the main residence. This prime property is not only a



retreat but a gateway to the natural wonders of Bragg Creek. Just steps from the house, a pathway meanders through the northern boundary, leading to a staircase that descends to the lower portion of the lot. There, the landscape unfurls into the environmental reserve that promises peace and exploration. Inside, the spaces are a harmonious blend of rustic charm and modern luxury. Cambria Quartz adorns the kitchen counters, and Caesarstone Quartz enhances the bathroom's allure, setting the standard for refined living. The sprawling hardwood floors are a canvas for sunlight pouring through expansive windows, accenting the natural wood's warm glow that lines the vaulted ceilings. Here you will bridge wilderness access with the comforts of community life. Located just moments from the heart of Bragg Creek, adventure trails, and tranquil river views are at your doorstep, while local boutiques and restaurants are within a moments walk. Adding to its allure is the professionally finished, self-contained studio, complete with a Jotul gas stove and deluxe amenities, offering a secluded workspace or a luxury guest retreat. Features like Hunter Douglas blinds, elite tiling, and contemporary safety measures are thoughtful additions that enhance everyday living. Please ensure you use the woodland staircase on the East side of the house to explore the lower part of the lot and the environmental reserve and riverbank areas. Another bonus is the large sunny den on the main floor can immediately become the 4th bedroom in this home with the addition of an armoire or other closet space.

Built in 1975

Essential Information

MLS® #

A2126108

Price	\$1,350,000
Sold Price	\$1,300,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,965
Acres	1.20
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	39 Bracken Point
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking

Interior

Interior Features	Beamed Ceilings, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Sauna, See Remarks
Appliances	Bar Fridge, Built-In Range, Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Cooktop, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Free Standing, Gas, Living Room, Other
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, No Neighbours Behind, Landscaped, Many Trees, Private
Roof	Metal
Construction	Log
Foundation	Block, Poured Concrete

Additional Information

Date Listed	May 8th, 2024
Date Sold	May 23rd, 2024
Days on Market	15
Zoning	HR-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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