

\$1,084,900 - 201 Aspen Creek Drive, Rural Foothills County

MLS® #A2129460

\$1,084,900

3 Bedroom, 3.00 Bathroom, 2,339 sqft
Residential on 5.09 Acres

Aspen Creek Estates, Rural Foothills County,
Alberta

Easy links to Virtual Tour and More Photos below. PLUS Supplemental Information including property details, maps, costs, video, and further photos are available upon request. ONE IN A MILLION amazing property and an incredible opportunity in South Bragg Creek, in original but absolute move-in condition. Bring your vision for updates or settle right in and feel at home in this original owner, Cape Cod style home perfectly located in Aspen Creek Estates, just 5 minutes South of Bragg Creek. Set on a private and well treed 5-acre lot, this property offers privacy and almost IMMEDIATE ACCESS TO KANANASKIS, from your back yard wander down one of the many trails on the property, over the little seasonal creek, and right into K-Country. Love to ride? This access is perfect for OHV and HORSES. This home offers large principal rooms, wide hallways and an abundance of storage, ideal for both comfortable living and gracious entertaining. The traditional dining room offers a sophisticated space for formal meals, while the living room, complete with a wood-burning fireplace, provides a cozy ambiance perfect for relaxing or entertaining. The large country kitchen, designed with ample storage, is the heart of the home and leads into a bright sunroom/solarium, where natural light floods in, creating a warm and inviting area ideal for morning coffee or



leisurely afternoons. Additionally, the property boasts an oversized single garage that is not just a parking space but a versatile area equipped with hot and cold taps and an area perfectly suited for hobbies and home projects. The combination of classic design in the living areas and functional spaces like the garage and basement make this house a perfect blend of traditional charm and modern utility. Practicality is evident in the dedicated laundry room, neatly fitted with necessary appliances and additional storage options. This room's functionality is further enhanced by direct access to the half bath. Upstairs, the master bedroom offers a spacious and serene retreat, highlighted by a generously-sized ensuite bathroom and a well-appointed walk-in closet. The bathroom is designed for relaxation and functionality, featuring a large jet tub under a bright window with forest views, and a separate shower. The walk-in closet offers extensive storage solutions with multiple hanging areas and shelves. A total of three bedrooms are on the upper floor with large closets, and natural light. The home's basement offers significant potential for personalization. Currently an open space with concrete floors and two windows, it provides an excellent opportunity for creating additional living spaces or bedrooms. This area also houses a new furnace and a small cistern, adding a layer of practicality and peace of mind to the reputable 95' deep well with steadfast production levels. The possibility to build an additional garage exists or simply expand on what is already here, presenting an excellent opportunity for those needing more space.

Built in 1992

Essential Information

MLS® #

A2129460

Price	\$1,084,900
Sold Price	\$1,000,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,339
Acres	5.09
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	201 Aspen Creek Drive
Subdivision	Aspen Creek Estates
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	6
Parking	Insulated, Oversized, Parking Pad, RV Access/Parking, Single Garage Attached

Interior

Interior Features	Built-in Features, No Smoking Home, Vinyl Windows
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Triangular Lot, Corner Lot, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind, Other, Private, Secluded, Treed, Wooded
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2024
Date Sold	June 28th, 2024
Days on Market	50
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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