

\$1,350,000 - 31 White Avenue, Bragg Creek

MLS® #A2143563

\$1,350,000

5 Bedroom, 4.00 Bathroom, 2,650 sqft

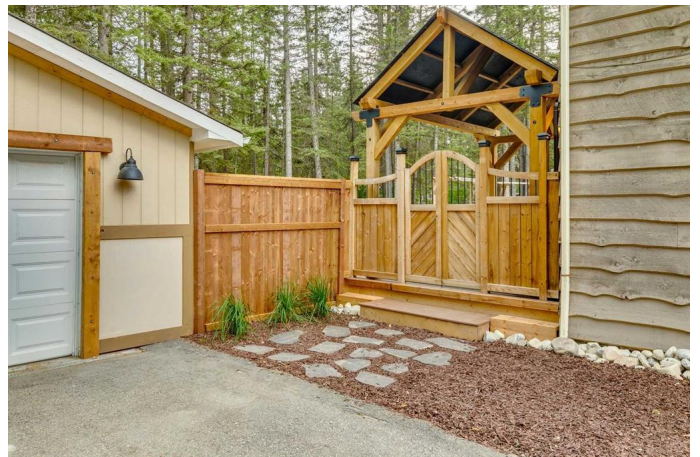
Residential on 0.50 Acres

NONE, Bragg Creek, Alberta

Whether you're looking for a tranquil residence, a possible future home-based business, or a commercial opportunity, this versatile gem ticks all the boxes and is fully renovated. Step into a space that feels like new! Every corner of this property has been meticulously redone, offering you a fresh start. From the furnace and hot water heater, to everything cosmetic, we cant forget to mention the roof, decks, garage, landscaping and a total reworking of the crawl space with new sump pumps added, the old ones decommissioned and removed and a total internal crawlspace wrap.

This is Open-Concept Living at its finest and offers a spacious, light-filled interior designed for today's lifestyle, from the practicality of extra storage and a main floor master to the opulence of floor to ceiling windows, and easy indoor/outdoor living.

Embrace your inner chef in the brand new, stunning, well-appointed gourmet kitchen featuring high quality stainless appliances and a central island to die for. Other key features include a Master Suite Retreat complete with a spa-like ensuite and large walk in closet. This main floor retreat offers direct access to the brand new luxury deck and outdoor living space. The expansive Outdoor living space consists of a large 0.5 acre lot providing ample space for outdoor relaxation and entertaining. with a deck and patio area worthy of an estate, complete with a custom fireplace. Historical White Ave in Bragg Creek offers both



residential and commercial properties making it an entrepreneurs dream location with endless possibilities. Immerse yourself in the charm of Bragg Creek, known for its picturesque landscapes, outdoor adventures, and vibrant community that is just a short drive to Calgary and Cochrane. Those with a future business vision know the benefit from steady flows of visitors. This home is both stunning and well designed. The massive main floor master suite offers main floor living options while 4 bedrooms remain upstairs and include the original master suite. The extensive renovations mean minimal maintenance for years to come. The electrical service is now 200AMPS and the mechanicals are new. With the new bathrooms, kitchen, floors, doors, windows, roof, decks, patios, landscaping and massive outdoor living space with pergola and fireplace you can be sure nothing was missed. This area's - now MANDATORY - Municipal Water and Sewer hook-up is already complete saving the new owner \$20,000.00-\$50,000.00 Don't miss this unique opportunity to own a beautifully renovated and internally rebuilt home located in the center of Bragg Creek, moments from the river and the provincial park as well as a quick bike ride to the schools and community center. More information available upon request such as virtual tour, videos, and detailed property description.

Built in 1977

Essential Information

MLS® #	A2143563
Price	\$1,350,000
Sold Price	\$1,260,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,650
Acres	0.50
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	31 White Avenue
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	8
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Master Downstairs, No Animal Home, No Smoking Home, Pantry, Soaking Tub
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Mantle, Mixed, Stone
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Courtyard, Other, Private Yard
Lot Description	Rectangular Lot, Low Maintenance Landscape, Landscaped, Level, Many Trees
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame

Foundation Block, Poured Concrete

Additional Information

Date Listed June 21st, 2024
Date Sold September 27th, 2024
Days on Market 97
Zoning HC
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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