

\$1,300,000 - 27 River Drive N, Bragg Creek

MLS® #A2145997

\$1,300,000

3 Bedroom, 3.00 Bathroom, 2,375 sqft

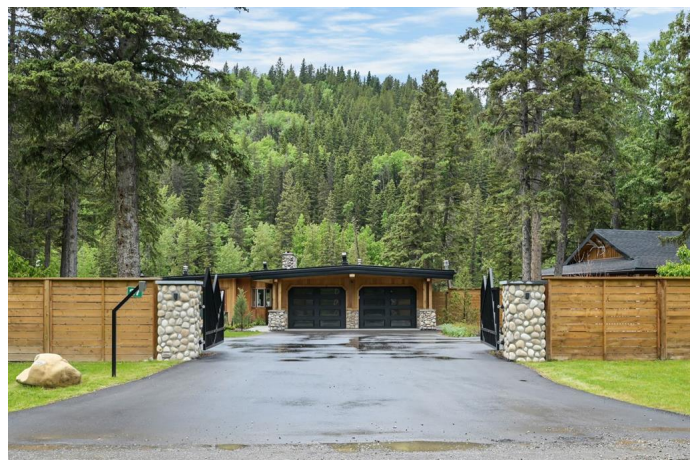
Residential on 0.52 Acres

NONE, Bragg Creek, Alberta

Located in the heart of Bragg Creek, this spectacular property boasts 135 feet of frontage on the Elbow River. Filled with unique country character and relaxed elegance, this gorgeous bungalow features hardwood flooring, vaulted ceilings, and walls of windows that open up in the beautifully landscaped back yard that backs onto the river. The living room showcases an impressive river rock fireplace, while the open-concept kitchen boasts granite countertops, hardwood cabinets, and a distinctive curved breakfast nook. The large master suite includes a 4-piece ensuite and private patio access. The home also features a guest bedroom, a 4-piece bathroom, and a self-contained guest area with a large sitting room, bedroom, and bathroom. Two fantastic outbuildings enhance the property: a studio and a fully equipped guest cottage. The charming guest cottage, spanning 700 sqft, features 1 bedroom and 1 bathroom. With its beautiful gas stove and cozy ambiance, it's perfect for hosting guests or transforming into a private home office. This peaceful property is in a great location, within easy walking distance of numerous shops and gourmet restaurants, just a short drive to Kananaskis Country, and only 30 minutes from Calgary!

Built in 1962

Essential Information



MLS® #	A2145997
Price	\$1,300,000
Sold Price	\$1,335,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,375
Acres	0.52
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	27 River Drive N
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L0K0

Amenities

Parking Spaces	10
Parking	Double Garage Attached

Interior

Interior Features	Beamed Ceilings, Built-in Features, Closet Organizers, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

Exterior

Exterior Features	Barbecue, Garden, Lighting, Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Yard Lights, Private
Roof	Flat Torch Membrane
Construction	Cedar, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 3rd, 2024
Date Sold	July 23rd, 2024
Days on Market	20
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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