

\$1,350,000 - 20 Yoho Tinda Road, Bragg Creek

MLS® #A2154938

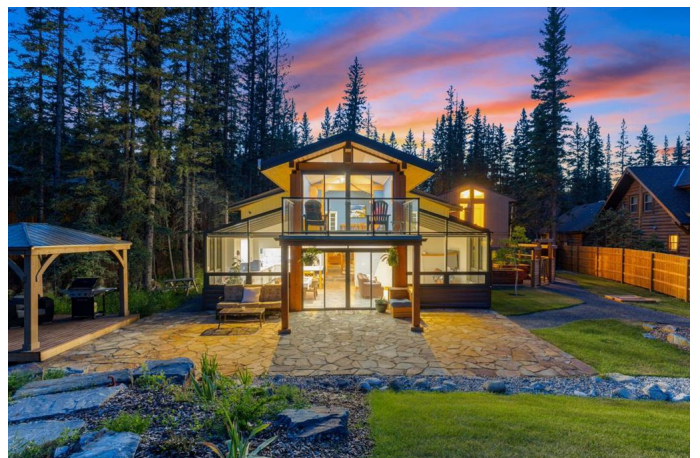
\$1,350,000

3 Bedroom, 3.00 Bathroom, 3,346 sqft

Residential on 0.51 Acres

NONE, Bragg Creek, Alberta

Welcome to 20 Yoho Tinda Road - Located in the beautiful town of Bragg Creek. This stunning 3 bedroom, 2.5 bathroom RIVERFRONT home offers next level peace and tranquility, well maintaining a short 30 minute commute to Calgary's downtown core! With OVER 3300 sqft of living space this property is tucked away on a VERY QUIET street and sits just steps away from the ELBOW RIVER as well as all the amenities of Bragg Creek; Pubs, Cafes, A-Class restaurants, Schools, Day care, Groceries, Retail, Walking/biking trails and much more! Bursting with new life and development "Yoho Tinda Road" is slowly becoming one of Bragg Creeks most desired streets "where country living meets community" - Enjoy seasonal storage in the attached double car garage (With approval for additional shop at front of the property). As you make your way through the front door you are welcomed by the rustic vibes of the original 1980's cabin - complimented perfectly by tons of natural sun light and cozy wood burning stove. ALL the logs have been sanded, treated and re-chinked. In the "the west wing" you have a generous sized bonus room with electric fire place, wet bar & tons of natural sunlight, down the hall leads to the utility room/ storage & garage. Upstairs you have two generous sized bedrooms + a large 3 piece guest bathroom. As you pass through the cozy log family room over to the "east wing" down into the sunk-in



kitchen you will feel as if you just stepped outdoors! Highlighted by brilliant blue tile, TONS natural sunlight from the newly added sunroom and renovated kitchen featuring HIGH END CUSTOM CABINETS, GRANITE COUNTERTOPS & NEW APPLIANCES. (Including tons of cool add ons like: smart drawer for garbage, pull out lazy susan, hidden spice rack, mixer stand & more). This kitchen is an absolute show stopper! The MASSIVE granite island and HUGE open concept dining/ living areas open up to your picture perfect backyard oasis! Making this the perfect place to entertain any size party! Heated floors in the sunroom keep it extra toasty during the winter! A 2 piece bathroom & laundry + second utility room complete the main floor. Up the original spiral staircase you will find your MASTER RETREAT! This room is absolute paradise! Featuring vaulted ceilings, a massive walk-in closet with custom built-ins + one traditional closet and a large 4 piece ensuite bathroom. The star of the show in this room is the brilliantly designed cantilevered flex space - including a built-in day bed & work space. Framed perfectly by massive floor to ceiling windows & sliding door that leads to your private balcony where you can catch the most beautiful sunrises, wild life encounters and listen to the calming sound of stereo rapids as the river rolls past. THIS PLACE IS 1 of 1. With over \$100,000 in recent riverfront landscaping + flood mitigation. This is also one of the few properties on the street that has grandfathered septic system which includes a field. A MUST SEE! TRUE PRIDE IN OWNERSHIP SHOWN THROUGHOUT.

Built in 1980

Essential Information

MLS® #	A2154938
Price	\$1,350,000

Sold Price	\$1,325,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,346
Acres	0.51
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	20 Yoho Tinda Road
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L0K0

Amenities

Parking Spaces	10
Parking	Asphalt, Double Garage Attached, Driveway, Garage Faces Front, Gravel Driveway, Off Street, Oversized, Parking Pad, Paved, RV Access/Parking
Is Waterfront	Yes
Waterfront	River Access, River Front, Waterfront

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Freezer, Garage Control(s), Range, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Brick Facing, Electric, Family Room, Living Room, Wood Burning
Basement	None

Exterior

Exterior Features	Balcony, Garden, Private Yard
Lot Description	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Gazebo, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees, Native Plants, Yard Drainage, Private, Secluded, Treed, Waterfront, Wooded
Roof	Metal
Construction	Concrete, Glass, Log, Manufactured Floor Joist, Mixed, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 7th, 2024
Days on Market	5
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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