

\$1,274,999 - 9 Mountain Lion Place, Bragg Creek

MLS® #A2156925

\$1,274,999

5 Bedroom, 3.00 Bathroom, 3,320 sqft

Residential on 2.00 Acres

Wintergreen_BC, Bragg Creek, Alberta

Welcome to this exceptional 3200+ sq. ft. custom family home, just a 4-minute drive from beautiful Bragg Creek. Featuring an additional 800 sq. ft. as a full size GYMNASIUM with a 20' ceiling, energy-efficient lighting, and a sport court floor, this residence is designed for both luxury and practicality. Enjoy the brightness and warmth of this sunny location, even in winter, on a beautifully treed and fully fenced 2-acre, corner lot that's perfect for your pets.

The main floor showcases 9' ceilings, in-floor heating, and stunning high quality laminate floors and new carpet throughout. Walls of windows flood the space with natural light. The spacious kitchen features granite counter tops, a large island with an eating bar, and a walk-in pantry. A formal dining room is perfect for entertaining, while the step-down living room with a gas fireplace offers a cozy retreat. The FAMILY/MEDIA ROOM is an entertainer's dream with a stunning Rundle stone wood-burning fireplace, custom-built shelving, a bar, and a 90" motorized screen with an HD projector and surround sound. Wired sound system throughout the home, gymnasium and outside. Covered, outdoor HOT TUB.

Upstairs, the king-sized master suite boasts a large walk-in closet and a luxurious 5-piece ensuite with an oversized soaker tub. Three additional bedrooms, a SUNROOM, laundry room, and walk-in linen closet complete the upper level.

Outside, enjoy your own private 65-yard Par 3



golf hole and a 450 sq. ft. putting green. Ride your personal trail system by bike or quad, or take a short stroll to the nearby small lake for canoeing or skating, directly across the road from local hiking trails. The renowned Wintergreen Golf Course is just down the road. Recent updates include newer shingles and upgraded heating in the double attached garage. And for added space an additional detached, heated double garage/workshop and two driveways with RV parking add to the convenience. Enjoy high speed internet with Starlink.

This sun-filled home is ready for a new family, offering a perfect blend of play and relaxation in the picturesque hamlet of Bragg Creek with 40 minute drive to Calgary. Experience stress-free lifestyle among the spruce and poplar, where every day feels like a retreat. Please Note: The Wintergreen Water System is now connected to Rocky View.

Built in 1995

Essential Information

MLS® #	A2156925
Price	\$1,274,999
Sold Price	\$1,240,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,320
Acres	2.00
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	9 Mountain Lion Place
Subdivision	Wintergreen_BC
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L0K0

Amenities

Parking	Double Garage Attached, Double Garage Detached, Parking Pad, RV Access/Parking
---------	--

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Basketball Court, Dog Run, Fire Pit, Kennel, Storage
Lot Description	Corner Lot, Cul-De-Sac, Dog Run Fenced In, Lawn, Landscaped, Many Trees, Native Plants, Paved, Private, Rectangular Lot, Rolling Slope
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 21st, 2024
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office CIR REALTY

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.