

\$1,598,000 - 58 Mountain Lion Drive, Bragg Creek

MLS® #A2159230

\$1,598,000

4 Bedroom, 5.00 Bathroom, 2,627 sqft

Residential on 2.00 Acres

Wintergreen_BC, Bragg Creek, Alberta

COMING SOON ON AN EPISODE OF COUNTRY HOUSE HUNTERS CANADA!!! This sensational acreage is on one of the most sought-after lots in Wintergreen, perfectly situated with frontage on the pristine golf course and backing onto municipal reserve. This immaculately maintained property showcases the craftsmanship and beauty of cedar log construction while offering every modern convenience, including WHEELCHAIR ACCESSIBILITY and a POOL HOUSE WITH INDOOR POOL! Exemplifying country charm, a paved driveway leads through towering spruce to the picturesque residence, featuring dormer windows above a sprawling covered front porch. An attached TRIPLE CAR GARAGE is oversized and heated, providing space for 3 cars PLUS WORKSHOP! Lush green lawns and a firepit with a stone patio surround complete the front views, while to one side sits the enticing pool house. This entertainer's dream contains an 8' deep kidney-shaped pool with natural stone decks, changing areas, and an ACCESSIBLE LIFT! The main residence offers versatile spaces with large gathering areas and quiet hideaways. The foyer (With hardwood stairs featuring a STAIR LIFT! Seller will remove if requested.) grants views across refinished cherry hardwood floors to the gracious dining room with vaulted ceilings and a window seat, and beyond to the warmth of the living room with it's stone, wood burning fireplace. The farmhouse kitchen offers a massive butcher



block island, gas stove, slate countertops, and a bay window above the sink, overlooking the expansive back deck (New in 2022) with two stair accesses to the backyard and the beauty of the wooded lot and forest reserve beyond. Open to the kitchen is an impressive casual dining area with room for a harvest table, a window seat, and a built-in desk. Additional highlights of the main floor include a mudroom with heated tile floors, a WHEELCHAIR LIFT (Seller will remove if requested.), main floor laundry, and an ACCESSIBLE BATHROOM WITH ROLL-IN SHOWER (Perfect for a DOG WASH too!)

The upper level features the primary suite with a PRIVATE SITTING ROOM/OFFICE, a 5-pc ensuite, and TWO WALK-IN CLOSETS. The upper bonus room is the ideal place to relax and connects two more spacious bedrooms (One with an ADORABLE LOFT!) and a 4-pc bath. The lower level features an open office overlooking a large family room with a gas fireplace, a gym/hobby room, a 3-pc bath with additional laundry hookups, and a spacious bedroom—perfect for guests! This exceptional property combines rustic elegance, modern convenience, and unparalleled beauty, making it the perfect haven for those pursuing the call of country living.

Built in 1981

Essential Information

MLS® #	A2159230
Price	\$1,598,000
Sold Price	\$1,560,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,627
Acres	2.00

Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Sold

Community Information

Address	58 Mountain Lion Drive
Subdivision	Wintergreen_BC
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	8
Parking	Additional Parking, Asphalt, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Paved, Triple Garage Attached, Workshop in Garage
Waterfront	Creek

Interior

Interior Features	Breakfast Bar, Beamed Ceilings, Built-in Features, Closet Organizers, Stone Counters, Central Vacuum, Double Vanity, Kitchen Island, Natural Woodwork, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Glass Doors, Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Other, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Close to Clubhouse,

Creek/River/Stream/Pond, Environmental Reserve, Front Yard, On Golf Course, Lawn, Landscaped, Meadow, No Neighbours Behind, Paved, Private, See Remarks, Secluded, Square Shaped Lot, Treed, Views

Roof	Asphalt Shingle
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2024
Date Sold	November 27th, 2024
Days on Market	92
Zoning	R-CRD
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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