

\$1,899,000 - 116 Breezewood Bay, Bragg Creek

MLS® #A2170392

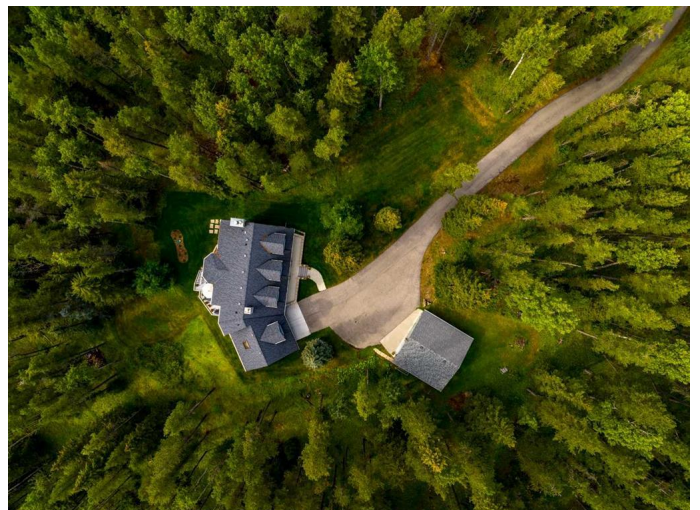
\$1,899,000

3 Bedroom, 3.00 Bathroom, 3,023 sqft

Residential on 4.94 Acres

NONE, Bragg Creek, Alberta

OPENHOUSE SAT OCT 12: 2-4PM. Nestled on a breathtaking 4.94 acres of majestic forest and situated at the end of a paved cul-de-sac in West Bragg Creek, is this stunningly renovated home featuring over 3000 sqft of above grade space and garage parking for 5 cars. The serene setting encompasses you as soon as you open the entry gate and curve up the paved driveway to this impeccable house which has been completely renovated, enhancing the views and providing a warm, modern aesthetic. With a peaceful forest background visible from every window, the main level has been opened up and features a gourmet chef's kitchen with spacious eating island, quartz countertops, stainless steel appliance package including induction cooktop and wall oven, sun drenched breakfast nook, dedicated dining space, living room with focal wood burning fireplace, large home office, powder room and laundry/mud room. The upper level hosts a gorgeous primary bedroom with redesigned walk-through closet with updated spa-inspired ensuite hosting in-floor heat. Additionally on the upper level you will find two more expansive bedrooms, an updated four-piece bath, a second office/flex room and a large bonus room, perfect as a fitness room, fourth bedroom, family room or studio space. The walk-up lower level is awaiting your layout and design inspiration. The south backing yard has been carefully curated to ensure maximum privacy and beauty, while balancing the perfect amount of



sun exposure and lawn space for outdoor activities or relaxing on the maintenance free deck. For your outdoor activities this property is situated steps from the Bragg Creek trail and pathway system, and the hamlet of Bragg Creek with its quaint shops, notable restaurants and amenities is a quick 7 minute drive. Please see Additional Feature Sheet for full list of renovations and more information on this spectacular property.

Built in 1991

Essential Information

MLS® #	A2170392
Price	\$1,899,000
Sold Price	\$1,815,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,023
Acres	4.94
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	116 Breezewood Bay
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Utilities	Satellite Internet Available
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Parking Spaces	10
Parking	Double Garage Attached, Heated Garage, Additional Parking, Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Beamed Ceilings, Built-in Features, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Built-In Oven, Induction Cooktop
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Cul-De-Sac, Rectangular Lot, Treed, Wooded
Roof	Asphalt Shingle
Construction	Stone, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	November 12th, 2024
Days on Market	39
Zoning	R-RUR
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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