

\$899,900 - 28 Burney Road, Bragg Creek

MLS® #A2174404

\$899,900

2 Bedroom, 2.00 Bathroom, 1,898 sqft

Residential on 0.68 Acres

NONE, Bragg Creek, Alberta

Nestled in the heart of Bragg Creek Hamlet on 0.65+/- acres of land this meticulously maintained 1900-square-foot home offers a unique blend of modern upgrades and natural serenity. From the moment you step inside, the quality of this property is unmistakable, from the open, flowing design of the main floor to the carefully chosen upgrades that ensure comfort, efficiency, and longevity of the home. The main floor is an expansive, open space, designed for both ease and connection. At the centre of it all is the vaulted living room area, where youâ€™ll find yourself drawn to the natural light that pours in, creating the perfect spot to relax year-round. Whether you're enjoying the morning light with your coffee or winding down after a long day, the windows and additional sunroom bring the beauty of Bragg Creekâ€™s natural landscape right into your home. This house is a testament to diligent care and attention. The owners have spared no effort in maintaining and upgrading this property. Nearly 70% of the house has been outfitted with new spray foam insulation, significantly improving energy efficiency and ensuring a warm, cozy environment during Bragg Creekâ€™s cooler months. Additionally, new windows have been installed throughout much of the home, enhancing both the aesthetic and energy efficiency, while offering clear, pristine views of the surrounding natural beauty. In a community like Bragg Creek, where rustic charm is a key appeal, this home offers the added convenience of being



connected to town water and sewer servicesâ€”an invaluable feature in the area. Youâ€™ll enjoy the reliability and ease of modern utilities while still being immersed in the tranquility of this unique, small-town setting. Beyond the upgrades and thoughtful maintenance, Bragg Creek itself offers an unparalleled lifestyle. Whether itâ€™s hiking the nearby trails, cycling through Kananaskis, or simply enjoying the peaceful surroundings of your own backyard, every day brings opportunities to reconnect with nature. This home sits just minutes away from some of Albertaâ€™s most stunning natural attractions, making it perfect for anyone who values outdoor recreation. But while Bragg Creek feels tucked away from the hustle and bustle, youâ€™re never far from essential amenities. Local shops, quaint restaurants, and artisan cafÃ©s are all just a short walk or drive from your front door. The Hamlet's warm, close-knit community is perfect for those seeking both privacy and connection. This is a rare opportunity in an area where homes are increasingly in demand. The combination of thoughtful, energy-efficient upgrades like spray foam insulation and new windows, along with modern amenities such as town water and sewer, makes this home a standout. The two additional office spaces upstairs could accommodate the addition of closets making this a 4 bedroom home. Ample storage for all your gear is an added bonus from the basement workshop to the garage.

Built in 1972

Essential Information

MLS® #	A2174404
Price	\$899,900
Sold Price	\$875,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,898
Acres	0.68
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Sold

Community Information

Address	28 Burney Road
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Utilities	Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Double Garage Attached, Driveway, RV Access/Parking

Interior

Interior Features	Vaulted Ceiling(s), Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Low Maintenance Landscape, Private, Treed, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	November 13th, 2024
Days on Market	20
Zoning	R-URB
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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