

\$969,900 - 15 Park Point, Bragg Creek

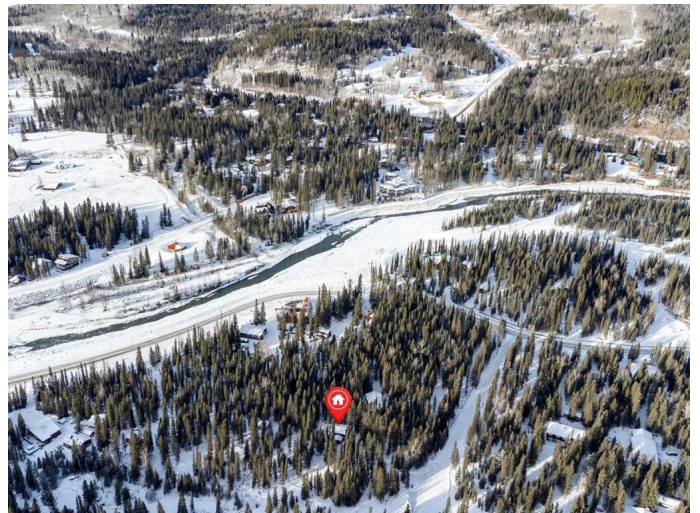
MLS® #A2188912

\$969,900

3 Bedroom, 2.00 Bathroom, 2,073 sqft
Residential on 1.01 Acres

NONE, Bragg Creek, Alberta

This one is all about incredible privacy and at the same time being within moments of the river and pathways. Enjoy your deck immersed in nature and feel as though you are a million miles away from the hustle and bustle of the hamlet. Right in the heart of Bragg Creek, where charm meets modern convenience. This property is tucked away on a one-acre parcel and is perfectly situated to offer the best of both worlds: peaceful country living and proximity to all the amenities this vibrant hamlet has to offer. Three bedrooms are located on the upper floor along with a half bath. The second bathroom is located on the main floor allowing accessibility and convenience. Over the years this home has been improved upon and modified, creating a warm and welcoming space for families, couples, or anyone seeking tranquility in nature. A highlight of the property is the newer kitchen, which features stainless steel appliances and plenty of workspace. Thoughtfully updated, the kitchen blends functionality with modern aesthetics, making it the heart of the home. Aspects of the original cabin have been left as a nod to the history of this property and are evident in the logs and other timber structures. A sun drenched flex room offers patio access and is the perfect space to have a casual home based work space or quiet office. The main floor also offers the perfect space to have guests, with a designated entrance and easy access to the main floor full bath this could be the perfect



private space for a get away. Municipal water and sewer and water connection will be installed as weather permits and constriction schedules allow. Whether you're sipping coffee on the porch or entertaining in the spacious yard, this property invites you to relax and embrace the beauty of your surroundings. Step outside, and you'll find yourself within easy reach of Bragg Creekâ€™s incredible lifestyle amenities. The nearby pathway system offers endless opportunities for walking, cycling, and exploring, connecting you to the stunning landscapes of Kananaskis Country. Enjoy the beauty and adventure of the nearby provincial park, with hiking trails, picnic spots, and breathtaking views just minutes away. When you're ready to enjoy the townâ€™s unique charm, a short stroll brings you to Bragg Creekâ€™s shops, restaurants, and cafes, where you can savor local flavors and discover artisan goods. This property is more than just a home; it's a gateway to a lifestyle filled with outdoor adventure, community connection, and modern comfort.

Built in 1974

Essential Information

MLS® #	A2188912
Price	\$969,900
Sold Price	\$890,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,073
Acres	1.01
Year Built	1974
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, 2 Storey Split
Status	Sold

Community Information

Address	15 Park Point
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	10
Parking	Off Street

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Level, Low Maintenance Landscape, Many Trees, Rectangular Lot, Treed, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Private
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete, Block

Additional Information

Date Listed	January 21st, 2025
Date Sold	February 21st, 2025
Days on Market	29

Zoning	HR-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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