

\$1,398,000 - 18 Mountain Lion Place, Bragg Creek

MLS® #A2191018

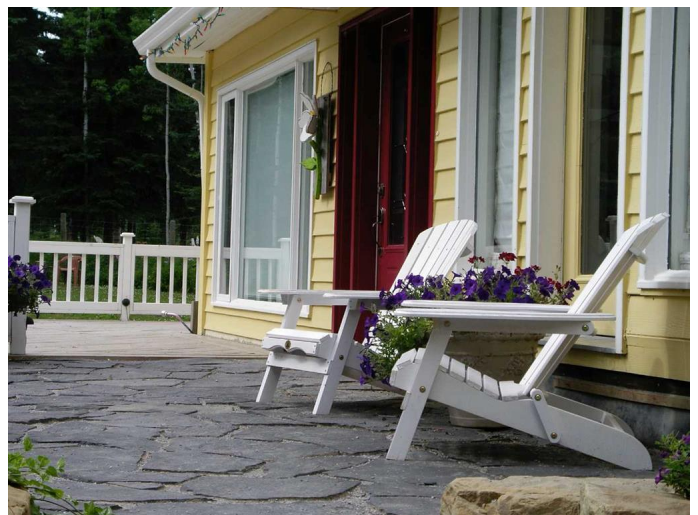
\$1,398,000

3 Bedroom, 3.00 Bathroom, 2,656 sqft

Residential on 2.50 Acres

Wintergreen_BC, Bragg Creek, Alberta

Welcome to your private retreat in the community of Wintergreen, Bragg Creek. This well maintained and updated 3-bedroom home has a great blend of comfort and convenience. Step inside to discover a thoughtfully designed interior. Living Room features a wood burning fireplace and sun soaked south facing windows. Main floor den could be a home office or music room. Updated bright south facing kitchen, large mud room and 2 pc bathroom all on the main level. Upstairs features 2 traditional bedrooms, gorgeous updated bathrooms with heated floors, large laundry room and a bonus room with skylights and a gas stove/fireplace that is being used as a bedroom. Primary suite has a large walk in dressing room and a beautifully updated ensuite with heated floors, shower and a soaker tub with a heated back for relaxing. Lower level features a large family room and den or guest bedroom. Complemented by triple-glazed windows and custom window coverings throughout most of the home. Outside, enjoy the expansive decking and patio areas on three sides of the house, perfect for entertaining or unwinding amidst nature. The property includes a separate shop with hot water heating (perfect for your car collection or wood working shop) and an upper level studio with custom oak flooring, a gas stove and sink/countertop area, ideal for a detached home office or for your artistic and creative pursuits. Additional features include a lovely fully fenced yard with a covered dog run,



high quality and durable composite siding and a maintenance-free deck. This home offers both practicality and privacy in the peaceful, cul-de-sac community of Wintergreen. Schedule your viewing today and envision the Bragg Creek lifestyle that awaits you!

Built in 1990

Essential Information

MLS® #	A2191018
Price	\$1,398,000
Sold Price	\$1,262,300
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,656
Acres	2.50
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	18 Mountain Lion Place
Subdivision	Wintergreen_BC
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	10
Parking	Double Garage Attached, Triple Garage Detached

Interior

Interior Features	Closet Organizers, Soaking Tub, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Dog Run Fenced In, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2025
Date Sold	February 28th, 2025
Days on Market	25
Zoning	R-CRD
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.