



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 WHITE Avenue, Bragg Creek T0L 0K0**

MLS® #: **A1252287**

Area: **NONE**

Listing Date: **08/18/22**

List Price: **\$2,695,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Bragg Creek**  
Year Built: **2002**  
Lot Information  
Lot Sz Ar: **58,370 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **4,999**  
Low Sqft:  
Ttl Sqft: **4,999**

DOM

**625**  
Layout  
Beds: **7 (7 )**  
Baths: **6.0 (6 0)**  
Style: **1 and Half Storey,Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz: **3**

Access:  
Lot Feat: **Irregular Lot**  
Park Feat: **Oversized, Triple Garage Detached**

Utilities and Features

Roof: **Metal**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Other,Public Sewer**  
Ext Feat: **Garden,Private Yard,Storage**

Construction: **Log**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source: **Public,See Remarks**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Oven,Refrigerator,Washer,Window Coverings**  
Int Feat: **Beamed Ceilings,Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Sauna,Vaulted Ceiling(s)**  
Utilities: **Natural Gas Paid,Electricity Paid For,Phone Paid For,Water Paid For**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	6`0" x 9`4"
Living Room	Main	13`6" x 15`0"
Kitchen With Eating Area	Main	10`6" x 10`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom - Primary	Main	13`0" x 13`6"
Dining Room	Main	8`0" x 12`8"
Bedroom - Primary	Main	12`0" x 14`6"
Living Room	Main	10`6" x 12`4"

Bonus Room	Upper	11`0" x 37`5"	Bedroom	Upper	17`4" x 24`8"
Bedroom - Primary	Upper	17`6" x 24`6"	Entrance	Main	10`0" x 10`0"
Mud Room	Main	6`2" x 15`5"	Other	Main	6`0" x 14`10"
Laundry	Main	8`0" x 13`0"	Bedroom	Main	11`8" x 17`0"
Bedroom	Main	10`4" x 12`3"	Bedroom	Main	10`4" x 15`4"
Kitchen	Main	11`0" x 20`6"	Dining Room	Main	10`0" x 10`3"
Living Room	Main	24`0" x 26`0"	5pc Ensuite bath	Main	

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-URB**  
Legal Desc: **8711640**

Remarks

Pub Rmks: **Rare lifestyle and/or business opportunity at the foothills of The Canadian Rocky Mountains. Only 30 min. drive to Calgary downtown. Welcome to the 104 White Ave. property, a unique 1.34-acre contemporary log home country estate nestled between the hamlet of Bragg Creek and Bragg Creek Provincial Park within walking distance to both and bordering 16 acres environmental reserve along Elbow River. The Douglas fir log elegant manor home features 6+1 bedrooms including 3 en-suites, a self-contained bachelor with separate entry and featuring in-floor heating and wood-burning stove, and a separate kitchenette living space above the detached 3-car garage. The bright & elegant 5000 sf south-western exposure main lodge features an impressive 26' vaulted ceiling with river rock stone masonry/indoor gas fireplace, maple hardwood floors throughout, a pair of stained glass doors, gourmet Chef's Alder kitchen with granite countertops, stainless steel appliances/gas range and an impressive granite 9'x 3' kitchen island. Underneath the entire main house runs heated concrete crawling space (5' height). In addition, there is a fully restored & electrified 1927 vintage cabin with water rough-in and adjacent storage shed. The house is connected to the townsite water/sewer system and it is supplied by tankless/on-demand water heater. There is a separate/emergency back-up cistern system/septic tank. This R-URB zoned trophy property is within coveted commercial designation; it has a potential to serve as a unique multi-generation family home with/without business component. The forested parcel has direct access to the low bank Elbow River/pebble beach, is protected by the newly constructed dyke, features detached infrared heated 3-car garage, well-maintained gravel driveway, spacious guest parking area, wrap-around veranda with a river rock stones masonry outdoor gas fireplace, outdoor 6-person deep-soak cedar jacuzzi tub, 4-person wet sauna, fire pit, commercial 200 Amps main electric panel and 80 Amps electric car charger station. This is your rare opportunity to capitalize on various life opportunities at the very footsteps of pristine Kananaskis Country and in the thriving Bragg Creek hamlet.**

Inclusions: n/a  
Property Listed By: **FAIR COMMISSIONS REALTY & PROPERTY MANAGEMENT**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

























