



THE
A-TEAM

**RE/MAX
FIRST**

231065 RANGE ROAD 54 , Bragg Creek TOL OK0

MLS® #: **A2064362** Area: **NONE** Listing Date: **07/24/23** List Price: **\$1,690,000**
Status: **Pending** County: **Rocky View County** Change: **-\$20k, 29-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Bragg Creek**
Year Built: **1998**
Lot Information
Lot Sz Ar: **424,274 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,530**
Low Sqft:
Ttl Sqft: **2,530**

DOM

300
Layout
Beds: **5 (2 3)**
Baths: **4.5 (4 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:
Lot Feat: **Back Yard,Front Yard,Lawn,Gentle Sloping,Landscaped,Many Trees,Paved,Rectangular Lot,Secluded**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Fire Pit,Private Entrance,Private Yard**

Construction: **Log**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Well
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,Satellite TV Dish,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Jetted Tub,No Smoking Home,Pantry,Skylight(s),Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
------	-------	------------	------	-------	------------

Kitchen	Main	14`3" x 13`10"	Dining Room	Main	13`3" x 19`5"
Living Room	Main	31`4" x 26`9"	Breakfast Nook	Main	12`9" x 9`9"
Den	Main	13`5" x 10`3"	Foyer	Main	15`11" x 14`4"
Bedroom - Primary	Main	13`11" x 18`2"	Bedroom	Lower	13`4" x 15`10"
Bedroom	Lower	12`11" x 13`6"	Bedroom	Main	11`7" x 11`9"
Bedroom	Lower	13`0" x 13`4"	Family Room	Lower	31`9" x 27`0"
2pc Bathroom	Main		4pc Ensuite bath	Main	
3pc Bathroom	Lower		5pc Ensuite bath	Main	
4pc Bathroom	Lower				

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-RUR P4.
Legal Desc:	0310872

Remarks

Pub Rmks: Experience the perfect fusion of rustic charm and luxurious living in this captivating log home situated on nearly 10 acres of breathtaking mountain foothills near Bragg Creek. A private paradise awaits you, where every detail exudes warmth and elegance. Step inside to be welcomed by an enchanting living room adorned with alpine chalet-inspired windows that stretch from the floor to the soaring vaulted ceilings, bathing the space in natural light and offering mesmerizing southerly views. A custom river rock fireplace stands as a striking centerpiece, adding to the room's allure. Gleaming hardwood floors and skylights throughout contribute to the inviting and radiant ambiance. The chef's kitchen boasts modern amenities while exuding a cozy atmosphere. Adjoining the kitchen, a delightful breakfast nook leads to an expansive deck overlooking the property, inviting you to savor your morning coffee amidst nature's beauty. The owner's suite offers an extraordinary secluded sanctuary, complete with an exquisite ensuite, a private deck, and a hot tub—an idyllic spot to unwind and immerse in tranquility. Another bedroom with its own ensuite on the main floor provides convenience for guests, while an office and powder room add practicality. The walk-out basement captivates with a bright and spacious family room, complemented by three more bedrooms, one with an ensuite, and a main bathroom. A well-appointed laundry room adds to the functional layout. Outside, a circular drive with an oversized triple attached garage caters to parking and storage needs. Thoughtful landscaping enhances the natural surroundings, creating a terraced lawn embraced by forest. The property also boasts a serene pond, adding to its allure. This stunning log home, with its captivating allure also presents an ideal opportunity to flourish as a charming Bed & Breakfast. Its rustic charm and secluded retreat setting make it an inviting haven for travelers seeking a memorable experience. The picturesque hamlet of Bragg Creek is just a stone's throw away, offering all the amenities one needs and an abundance of outdoor activities in every direction. World-class skiing, championship golf courses, fishing, mountain biking, cross-country skiing, and over 200 hiking trails await you at your fingertips. Uncover the charms of the nearby Hamlet of Bragg Creek, boasting 5-star restaurants, medical services, yoga studios, and everyday conveniences. With Calgary and the majestic mountains a short drive away, this extraordinary property allows you to embrace the best of both worlds. Your dream home awaits—book your showing today and seize this unparalleled opportunity!

Inclusions: None

Property Listed By: RE/MAX REAL ESTATE (MOUNTAIN VIEW)

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











