



THE
A-TEAM

**RE/MAX
FIRST**

6 CUMMER Place, Bragg Creek T0L 0K0

MLS® #: **A2087150**

Area: **NONE**

Listing Date: **10/20/23**

List Price: **\$2,680,000**

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: **2000**
Lot Information
Lot Sz Ar: **104,544 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **4,901**
Low Sqft:
Ttl Sqft: **4,901**

DOM

211
Layout
Beds: **5 (1 4)**
Baths: **5.0 (4 2)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
Garage Sz: **4**

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Creek/River/Stream/Pond,No Neighbours Behind,Many Trees,Paved,Private**

Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **Metal,Tar/Gravel**
Heating: **Boiler,Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Awning(s),Barbecue,Fire Pit,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Cork,Hardwood,Slate,Stone**
Water Source: **Public**
Fnd/Bsm: **Poured Concrete,Wood**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Recreation Facilities,Sauna,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`7" x 6`4"
5pc Ensuite bath	Main	17`6" x 14`11"
Family Room	Main	15`2" x 12`0"
Kitchen	Main	13`11" x 20`6"
Living Room	Main	33`10" x 21`3"
Office	Main	13`11" x 18`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	9`6" x 7`5"
Dining Room	Main	16`4" x 13`2"
Foyer	Main	16`8" x 7`7"
Laundry	Main	8`11" x 16`10"
Mud Room	Main	5`5" x 13`1"
Bedroom - Primary	Main	21`2" x 27`6"

Workshop	Main	21`3" x 48`6"	4pc Bathroom	Lower	9`11" x 11`11"
4pc Bathroom	Lower	11`1" x 10`10"	4pc Ensuite bath	Lower	11`3" x 13`7"
Bedroom	Lower	23`0" x 12`11"	Bedroom	Lower	15`2" x 13`10"
Bedroom	Lower	23`8" x 13`10"	Bedroom	Lower	16`3" x 13`4"
Game Room	Lower	13`7" x 16`6"	Kitchen	Lower	18`0" x 11`9"
Game Room	Lower	31`2" x 18`4"	Game Room	Lower	30`5" x 13`2"
Game Room	Lower	7`4" x 56`4"	Game Room	Lower	22`5" x 25`1"
Storage	Lower	5`0" x 16`9"	Wine Cellar	Lower	13`7" x 9`0"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 8111487

Zoning:
 R-CRD

Remarks

Pub Rmks: Welcome home to your own private foothills retreat on this beautifully landscaped 2.4 acre property in Elkana Estates. This modern architectural bungalow with walkout basement takes advantage of the surrounding natural reserve to create timeless private spaces and views. Designed by Connie Young design and Down + Livesey architects, this captivating home was inspired by the forest and landscape of Bragg Creek. On one side of the home, floor to ceiling windows surround the living, dining and kitchen areas, integrating into the forest landscape. On the other side of the house, open views of rolling hills and mountains flood in with abundant natural light. Just a short walk or bike away are excellent trails including the popular 'Two Pine' hike, plus charming shops and restaurants of Bragg Creek. Located on the edge of the hamlet, the home boasts municipal water connection, good cell reception, and frequent snow plowing on neighborhood roads. A 20 minute drive away sits the edge of Calgary and all of its amenities. The home features everything you could wish for, from executive office and studio spaces to a bright beautiful kitchen featuring custom cabinets and mill work. Designed and built by Glenn McElroy woodcraft, the kitchen features quartz counters, custom teak accents, hidden pantry entry and high end appliances. In addition, this home features an indoor squash/multi sport court, home gym, cedar sauna, theatre room, games room and indoor 40 foot lap pool with hot tub. Inside the open and spacious floor plan you'll discover a total of 5 bedrooms and 6 bathrooms. The primary suite is stunning, with architectural features such as curved walls, south facing windows with views of the forest, a large dressing room area, fireplace and access to the rear deck. The ensuite bathroom offers a large soaker tub, walk in steam shower and dual sinks. The exterior is equally impressive, featuring a 4 car attached garage with direct access to the kitchen, an oversized paved driveway with RV parking, a massive deck, an outdoor entertaining space with a custom built stone fireplace, and a pond with waterfall feature. With over 11000 square feet of developed living space, this incredible home is the epitome of style and function. No detail is overlooked, from a roughed in elevator shaft to a garage electrical panel with 70 amp service. For those with families, the home features school bus pickup at the end of the driveway and access to some of the finest schools. This house has the potential to suit families of all sizes, or executives seeking a retreat space for their team. Instead of rushing to West Bragg Creek from the city to to explore your outdoor pursuits, step outside to explore year-round trails in your very own hometown of Bragg Creek. Welcome to your new definition of living!

Inclusions: other attached tv's, pool table, water fountain in foyer, deck awning, outdoor play structure, shed, amplifiers in the library, hot tub, living room tv bracket, Starlink

Property Listed By: CENTURY 21 BAMBER REALTY LTD.

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











