



THE
A-TEAM

**RE/MAX
FIRST**

64 BREEZEWOOD Bay, Bragg Creek T0L 0K0

MLS® #: **A2108594**

Area:

Listing **03/08/24**

List Price: **\$1,675,000**

Status: **Active**

County: **Rocky View County**

Date:
Change: **-\$75k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Bragg Creek**
Year Built: **1979**
Lot Information
Lot Sz Ar: **226,947 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,368**
Low Sqft:
Ttl Sqft: **2,368**

DOM

69
Layout
Beds: **6 (3 3)**
Baths: **5.0 (5 0)**
Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **10**
Garage Sz: **2**

Access:
Lot Feat: **Low Maintenance Landscape, Landscaped, Private, Secluded, Views, Wooded**
Park Feat: **Additional Parking, Carport, Converted Garage, Double Garage Detached, Gravel Driveway, Multiple Driveways, RV Access/Parking, See Remarks**

Utilities and Features

Roof: **Asphalt, Metal**
Heating: **Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Balcony, Fire Pit, Outdoor Grill, Outdoor Kitchen, Playground, Private Entrance, Private Yard, Rain Barrel/Cistern(s)**

Construction: **Log**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Separate Entrance, Skylight(s), Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`10" x 6`3"	Bedroom	Main	11`9" x 11`4"
Dining Room	Main	22`10" x 14`11"	Foyer	Main	18`3" x 11`2"
Kitchen	Main	21`7" x 9`1"	Laundry	Main	11`9" x 5`7"
Great Room	Main	17`9" x 26`0"	5pc Bathroom	Upper	8`2" x 7`1"

Bedroom	Upper	11`8" x 14`5"	Kitchenette	Upper	8`7" x 6`9"
Bedroom - Primary	Upper	11`2" x 21`2"	4pc Ensuite bath	Lower	8`2" x 6`3"
Bedroom	Lower	19`9" x 12`6"	Hall	Lower	6`6" x 12`9"
Storage	Lower	30`8" x 27`6"	Furnace/Utility Room	Lower	3`4" x 6`9"
Bedroom	Suite	17`2" x 26`11"	4pc Bathroom	Lower	8`5" x 10`6"
3pc Bathroom	Suite	6`7" x 6`9"	Guest Suite	Suite	22`11" x 22`4"
Bedroom	Suite	10`9" x 22`7"	Furnace/Utility Room	Suite	9`11" x 22`7"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-RUR**
Legal Desc: **9510290**

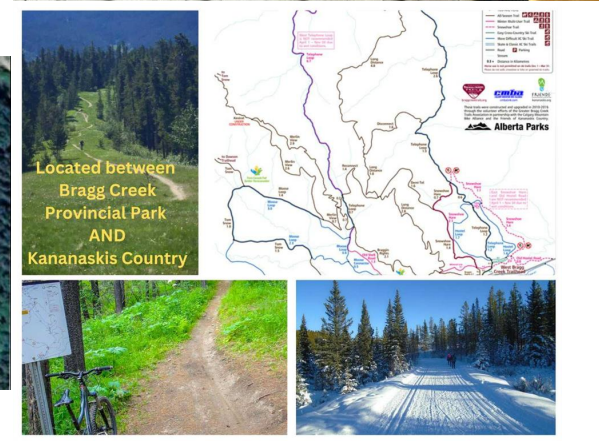
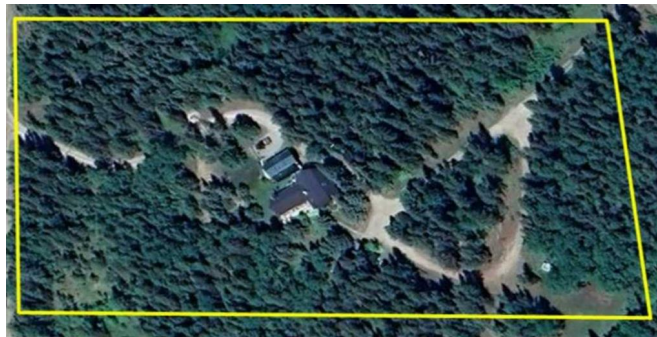
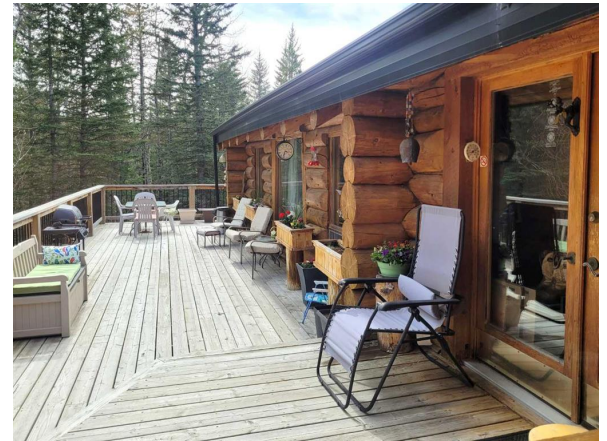
Remarks

Pub Rmks: **This timeless custom log home is nestled on 5.21 acres amidst towering spruce, pine and poplar in stunning West Bragg Creek. This property is a multi-generational haven, expansive family home or potentially income-generating retreat with over 4200sf of developed living space. Literally minutes away from both Bragg Creek Provincial Park AND Kananaskis Country (West Bragg Creek Day Use Area), the allure of riding, hiking, skiing and biking promise endless outdoor adventures. Formerly a licensed Bed & Breakfast, this property has an abundance of distinct, interconnected living spaces. Multiple massive decks, patios and balconies capture the sun and invite wildlife to visit. In the main residence, a large foyer with two entrances beckons you inside. The home features a welcoming "Grand Room" with vaulted ceilings and a wood-burning stove, perfect for hosting gatherings. The central kitchen boasts enormous picture windows, ample counter space, and a generous dining room, ideal for unforgettable kitchen parties. Convenience meets comfort with a main floor laundry room (One of three laundries!) and a main floor bedroom! The upper level presents a primary bedroom with its' own secluded, covered balcony, plus a 5pc bath and a secondary bedroom with kitchenette and small balcony. The basement offers a primary-sized bedroom with 4pc ensuite, and an illegal studio suite with a private walk-up entrance and deck, accessible through the main house or fully contained. The detached double garage nicknamed "The Cabin," is an eye-catching converted living space (Self contained, illegal suite) featuring its own balconies, patio and numerous skylights. Gardens brimming with flowers frame the natural setting, inviting relaxation and tranquility. With two driveway entrances joining at a massive driveway loop, plus RV parking, there's lots of room to maneuver the "toys". A detached pavilion boasts a party room which doubles as a carport, an outdoor kitchen and a workshop, plus it's adjacent to an enormous firepit, a hand crafted log picnic table (20' long!) and a second well with hand pump! This property is a gathering place for friends and family and is an opportunity not to be missed!**

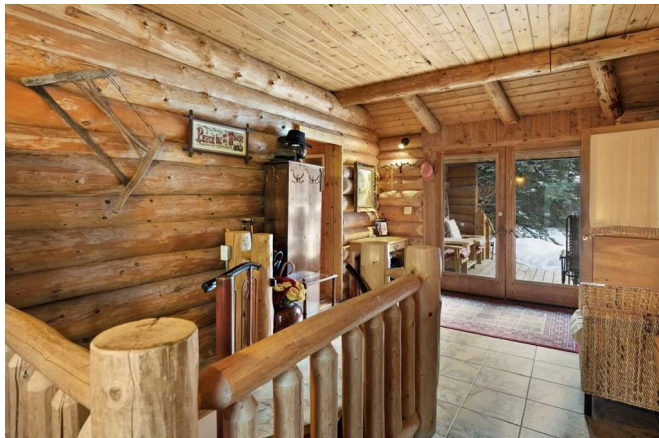
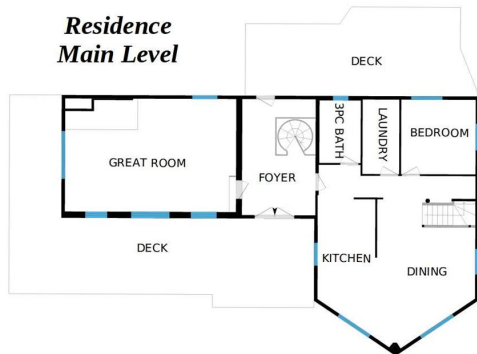
Inclusions: **Refrigerators(7), Dishwasher, Electric Range (2), Gas Range, Hood/Fan, Microwaves (3), Washers (3), Dryers (3), Chest Freezer, All Window Coverings, Central Vacuum, Large Picnic Table, Playground Equipment, 5th Wheel Trailer. Residence available fully furnished (Excluding suites)**

Property Listed By: **Greater Calgary Real Estate**

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

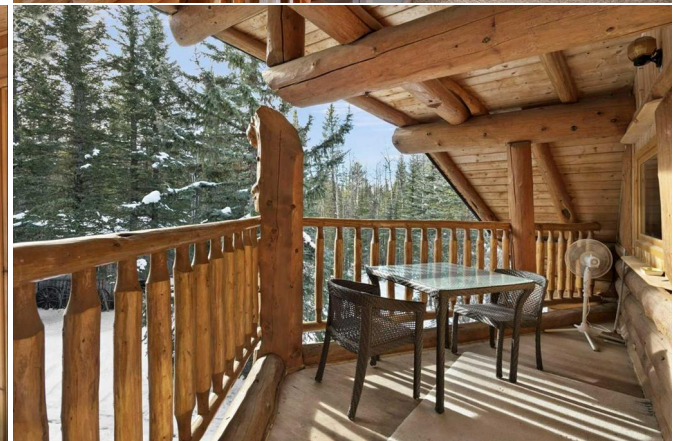


Residence
Main Level





Residence
Upper Level





Residence
Lower Level



The Cabin
Main & Upper Levels

