



THE
A-TEAM

**RE/MAX
FIRST**

64 MOUNTAIN LION Place, Bragg Creek T0L 0K0

MLS® #: **A2121552** Area: **Wintergreen_BC** Listing Date: **04/12/24** List Price: **\$1,150,000**
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: **1983**
Lot Information
Lot Sz Ar: **87,120 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,536**
Low Sqft:
Ttl Sqft: **3,536**

DOM

37
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **1 and Half Storey, Acreage with Residence**

Parking

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

Access:
Lot Feat: **Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), Many Trees, Native Plants, Private, Secluded, Treed, Views, Wetlands, Wooded**
Park Feat: **Driveway, Garage Door Opener, Heated Garage, RV Access/Parking, Triple Garage Attached**

Utilities and Features

Roof: **Metal**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer: **Septic System**
Ext Feat: **Other**

Construction: **Composite Siding, Stone, Wood Frame**
Flooring: **Carpet, Hardwood**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete, Wood**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities: **Electricity Connected, Natural Gas Connected, Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`0" x 21`2"	Living Room	Main	16`0" x 16`2"
Dining Room	Main	11`7" x 12`11"	Family Room	Main	18`0" x 21`2"
Bedroom - Primary	Main	15`0" x 24`5"	Bedroom	Main	13`5" x 20`1"
Bedroom	Main	10`1" x 13`10"	Foyer	Main	13`5" x 16`2"
Mud Room	Main	5`10" x 11`2"	Laundry	Main	12`2" x 19`0"
Walk-In Closet	Main	14`11" x 12`7"	Walk-In Closet	Main	4`10" x 13`1"

2pc Bathroom	Main	6`8" x 6`0"	6pc Ensuite bath	Main	15`0" x 12`1"
4pc Ensuite bath	Main	4`11" x 10`8"	Loft	Upper	30`5" x 19`0"
Game Room	Basement	30`8" x 41`4"	Bedroom	Basement	13`3" x 13`0"
Kitchen	Basement	10`4" x 7`8"	Bonus Room	Basement	12`8" x 11`2"
3pc Bathroom	Basement	8`1" x 4`11"	Storage	Basement	12`9" x 21`7"
Storage	Basement	15`5" x 21`8"	Storage	Basement	15`8" x 11`2"
Furnace/Utility Room	Basement	16`7" x 12`10"	Furnace/Utility Room	Basement	8`11" x 4`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CRD**
Legal Desc: **7711384**

Remarks

Pub Rmks: ****Property is sold as is, where is, at time of possession. No warranties or representations.**** Introducing a captivating retreat nestled amidst the serene landscapes of Bragg Creek set on two acres of tranquil privacy. Situated adjacent to a breathtaking natural area replete with a picturesque pond and wetlands, this residence boasts a setting of unparalleled beauty. The elongated driveway ensures privacy while the southwest exposure enhances natural light, creating an inviting ambiance year-round. Inside, the sunken living room, formal dining room, and chef's kitchen exemplify the home's seamless blend of indoor-outdoor living, with ample space for gatherings and entertainment. Featuring three bedrooms on the main floor with walk-in closets and floor-to-ceiling windows that invite the outdoors in, the residence offers a private loft above the triple garage with a roughed-in bathroom, providing versatile space for various needs such as a home office space or a home gym. The finished basement extends the living space with a bedroom, second kitchen, family room, steam room, and additional rooms primed for future expansion. Embracing the essence of Wintergreen living, this home offers a serene retreat while being just minutes away from Bragg Creek's amenities. With hiking, cross-country skiing, and golf at your doorstep, you will experience the essence of Wintergreen living with this exceptional property. (Please note: Pond area in photos and video is RVC Municipal Reserve land, and the dock structure is not part of the subject property.)

Inclusions: **N/A **Property is sold as is, where is, at time of possession. No warranties or representations.****
Property Listed By: **RE/MAX Real Estate (Central)**

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













