



THE
A-TEAM

**RE/MAX
FIRST**

44 ECHLIN Drive, Bragg Creek T0L 0K0

MLS® #: **A2127297** Area: **NONE** Listing Date: **05/16/24** List Price: **\$1,219,900**
 Status: **Pending** County: **Rocky View County** Change: **-\$25k, 21-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Bragg Creek**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **20,037 sqft**
 Lot Shape: **100 x 160**

Finished Floor Area
 Abv Sqft: **2,065**
 Low Sqft:
 Ttl Sqft: **2,065**

DOM

201
Layout
 Beds: **5 (2 3)**
 Baths: **4.0 (4 0)**
 Style: **Bungalow**

Parking

Ttl Park: **8**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Low Maintenance Landscape,Landscaped,Many Trees,Private,Rectangular Lot,Sloped,Treed**

Park Feat:

Double Garage Detached,Heated Garage,Insulated,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Fire Pit,Rain Gutters**

Construction: **Cedar,Concrete,Post & Beam,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete,Wood**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**
 Int Feat: **Beamed Ceilings,Closet Organizers,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`2" x 11`4"	Kitchen	Main	15`4" x 13`4"
Dining Room	Main	12`0" x 8`3"	Bedroom - Primary	Main	13`4" x 13`4"
4pc Ensuite bath	Main	9`7" x 6`10"	Bedroom	Main	9`10" x 8`11"
4pc Bathroom	Main	9`7" x 6`1"	Game Room	Basement	19`2" x 13`6"

Bedroom
Laundry
3pc Bathroom
Bedroom
3pc Bathroom

Basement
Basement
Basement
Basement
Basement

13`3" x 12`8"
23`11" x 9`7"
8`4" x 5`2"
16`4" x 13`5"
11`1" x 9`7"

Bedroom
Family Room
Kitchen
Laundry

Basement
Basement
Basement
Basement

15`9" x 10`1"
17`10" x 13`3"
15`7" x 10`8"
4`0" x 3`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1226 LK

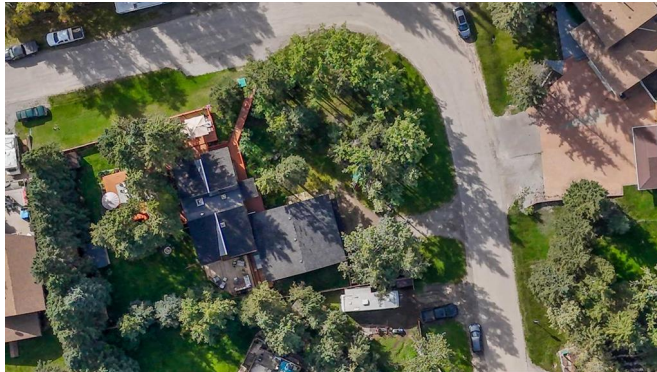
Zoning:
HR

Remarks

Pub Rmks: **** Please click "Brochure" and/or "Videos" for Drone Video & 3D tour ** This RARE, outstanding property is within walking distance to Bragg Creek, includes 2 residences AND is set on a half acre lot with tons of trees! Stunning features include: almost 3,200 sq ft of developed living space, 5 bedrooms (3rd bedroom could be added to upper floor of main house as it was previously), 4 bathrooms, updated kitchen with gas cooktop/granite counters, insulated/heated/oversized double garage (32 x 25.5), 858 sq ft separate residence above the garage including 1 large bedroom/3-piece bath/separate laundry/walk-in closet/full kitchen/separate heating system/hot water tank, private 0.46 acre corner lot with WEST exposure, massive wrap around deck - includes 5 deck "areas", gorgeous fire pit, vaulted cedar ceilings, newer roof on main house (2023), lots of big windows and much more! Location is a home run - a 20 minute walk to your favorite restaurants/shops in Bragg Creek, 25 minute drive to Calgary, located on a super quiet street and only a 2 minute walk to the Elbow River! Great home for extended family or families with older children!**

Inclusions: **Suite - Wall Oven, Induction Cooktop, Microwave with Hood Fan, Refrigerator, Dishwasher, Stack Washer/Dryer. 2 Sheds. Water Softener - "as is".**
Property Listed By: **RE/MAX Landan Real Estate**

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









44 ECHLIN DRIVE, BRAGG CREEK
 WICA MEASUREMENT STANDARD - CALGARY, AB
 MAIN LEVEL (AG) - 1206.83 Sq Ft / 112.10 m²
 TOTAL ABOVE GRADE RMS SIZE - 1286.83 Sq Ft / 112.10 m²
 BASEMENT DEVELOPED AREA (BG) - 1950.09 Sq Ft / 181.81 m²
 BASEMENT UNDEVELOPED AREA (BU) - 249.02 Sq Ft / 23.14 m²
 TOTAL AG+BG AREA - 3441.74 Sq Ft / 319.75 m²





