

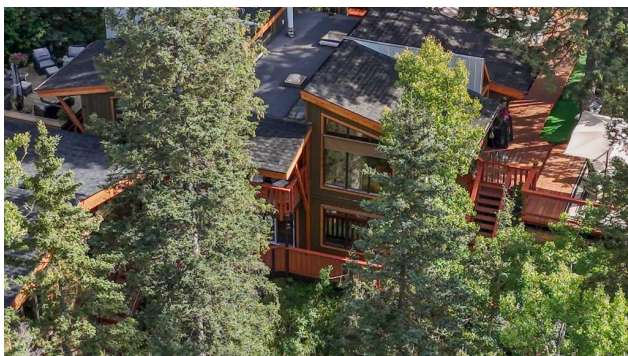


THE
A-TEAM

**RE/MAX
FIRST**

44 ECHLIN Drive, Bragg Creek T0L OK0

MLS®#: **A2127297** Area: **NONE** Listing Date: **05/16/24** List Price: **\$1,219,900**
Status: **Active** 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

251
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 |
|------------------|----------|---------------|
| Living Room | Main | 15`2" x 11`4" |
| Dining Room | Main | 12`0" x 8`3" |
| 4pc Ensuite bath | Main | 9`7" x 6`10" |
| 4pc Bathroom | Main | 9`7" x 6`1" |
| Bedroom | Basement | 13`3" x 12`8" |
| Laundry | Basement | 23`11" x 9`7" |
| 3pc Bathroom | Basement | 8`4" x 5`2" |
| Bedroom | Basement | 16`4" x 13`5" |
| 3pc Bathroom | Basement | 11`1" x 9`7" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| Kitchen | Main | 15`4" x 13`4" |
| Bedroom - Primary | Main | 13`4" x 13`4" |
| Bedroom | Main | 9`10" x 8`11" |
| Game Room | Basement | 19`2" x 13`6" |
| Bedroom | Basement | 15`9" x 10`1" |
| Family Room | Basement | 17`10" x 13`3" |
| Kitchen | Basement | 15`7" x 10`8" |
| Laundry | Basement | 4`0" x 3`6" |

Title:
Fee Simple
Legal Desc:

Zoning:
R-URB

1226 LK

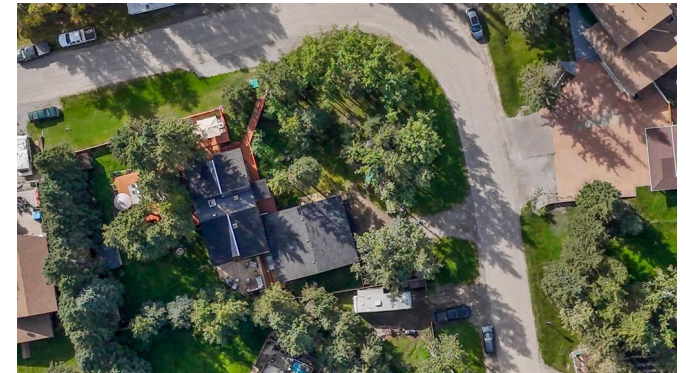
Remarks

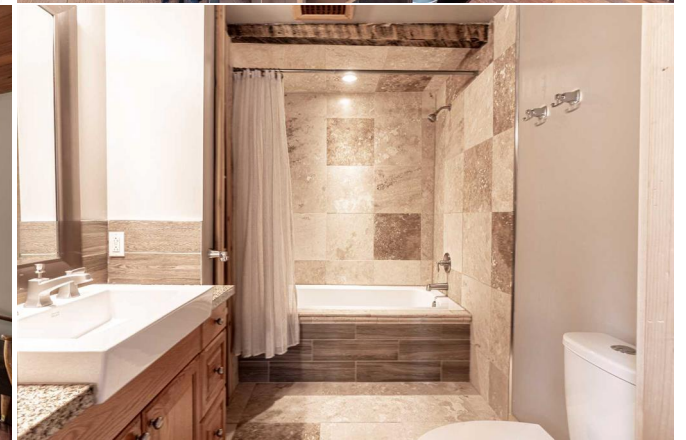
Pub Rmks: **** Please click "Brochure" and/or "Videos" for Drone Video & 3D tour ** This RARE, outstanding property is within walking distance to Bragg Creek, includes 2 residences AND is set on a half acre lot with tons of trees! Stunning features include: almost 3,200 sq ft of developed living space, 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! This property carries a Land Use Bylaw for R-URB zone where the dwelling is located - this references that vacation rental/bed and breakfast is considered as discretionary use.**

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
 AREA MEASUREMENT STANDARD - CALCULATED
 MAIN LEVEL (MS) - 1206.63 Sq Ft / 112.10 m²
 TOTAL ABOVE GRADE RMS SIZE - 1206.63 Sq Ft / 112.10 m²
 BASEMENT DEVELOPED AREA (BD) - 199.09 Sq Ft / 18.43 m²
 BASEMENT UNDEVELOPED AREA (BU) - 249.92 Sq Ft / 23.14 m²
 TOTAL AG/BO AREA - 3441.74 Sq Ft / 319.75 m²



