



THE
A-TEAM

**RE/MAX
FIRST**

135 WILD ROSE Close, Bragg Creek T0L 0K0

MLS® #: **A2131254** Area: Listing **05/10/24** List Price: **\$999,000**
 Status: **Active** County: **Rocky View County** Date: Change: **-\$101k, 08-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Bragg Creek**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,145**
 Low Sqft:
 Ttl Sqft: **3,145**

DOM

207
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**
Split,Acreage with Residence

Parking

Ttl Park: **0**
 Garage Sz: **2**

Access:
 Lot Feat: **Cul-De-Sac,Dog Run Fenced In,Gentle Sloping,No Neighbours Behind,Many Trees,Pie Shaped Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas,Wood,Wood Stove**
 Sewer:
 Ext Feat: **Dog Run**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Microwave,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Recreation Facilities,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`6" x 12`0"	Kitchen	Main	12`3" x 14`5"
Breakfast Nook	Main	10`0" x 10`6"	Dining Room	Main	13`6" x 13`9"
Living Room	Main	15`0" x 15`0"	Family Room	Main	15`0" x 15`3"
Bedroom	Main	11`1" x 16`2"	Office	Main	9`6" x 10`3"
Laundry	Main	5`6" x 5`10"	Storage	Main	5`1" x 6`10"
Bedroom - Primary	Second	13`2" x 7`3"	Bedroom	Second	10`3" x 10`8"
Bonus Room	Second	10`10" x 13`9"	3pc Bathroom	Main	5`2" x 6`10"
3pc Bathroom	Second	4`1" x 8`4"	4pc Ensuite bath	Second	6`8" x 11`10"
Other	Basement	7`11" x 21`3"	Furnace/Utility Room	Basement	4`6" x 17`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc:

Zoning: **CR**

Remarks

Pub Rmks:

Wonderful Wild Rose Estates. The premium lake community in West Bragg Creek. Much sought after country lifestyle where residents have the use of two private lakes for swimming, canoeing and bird watching, a lakeside BBQ area and tennis courts. Listen to the two resident loons calling you home on warm summer evenings. Wonderful 3100 sq ft home sitting on a private two acre lot looking out to the lake and bordered at the back by environmental reserve which extends around the perimeter of Wild Rose Estates. Very spacious open plan home with huge rooms and towering ceilings. Stone two sided fireplace between living room and family room with a gas stove as well. Dining room will hold your largest family gatherings. LARGE Chef's kitchen with a sunny breakfast nook, two pantries and laundry room off. Main floor bedroom and also an office or den. The upper level offers a spacious primary bedroom and ensuite , a second bedroom and a bonus room overlooking the main floor. A perfect getaway spot or more room for unexpected guests. Downstairs there is a custom utility space that was developed by converting the third bay of the under drive garage into an area that was used for bathing dogs and would also be ideal for the gardener and potting plants. This room has two 1500 gallon cisterns to ensure you never run out of water. There are phantom screens on the doors and privacy / sun filtering screens on living room and family room windows. Lots of recent and new additions and renovations - new glass five element stove top, new washer and dryer, new dishwasher, new gas stove in family room, new front entrance door, new well pump, newly painted hallway, kitchen, laundry and utility rooms, new hot water tank, new Starlink internet hardware (buyer will arrange contract with Starlink). Roof has a warranty until 2037. To sum it up - an amazing country home in a private woodland setting far from the hustle and bustle of the city. Minutes from all services in Bragg Creek and West Bragg Creek hiking, biking, cross-country skiing , snowshoeing and equestrian trails. Topped off with one of best Bragg Creek's quietest locations.

Inclusions: **Starlink hardware**
 Property Listed By: **MaxWell Canyon Creek**

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