



THE
A-TEAM

**RE/MAX
FIRST**

231245 RANGE ROAD 54 , Bragg Creek TOL0K0

MLS®#: **A2133738** Area: **West Bragg Creek** Listing Date: **05/23/24** List Price: **\$1,585,000**
 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: **1996**
Lot Information
 Lot Sz Ar: **174,240 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,854**
 Low Sqft:
 Ttl Sqft: **2,854**

DOM

33
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 and Half Storey, Acreage with Residence**

Parking

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

Access:
 Lot Feat: **Corner Lot, Front Yard, Low Maintenance Landscape, Gentle Sloping, Many Trees, Native Plants, Yard Drainage, Private, Secluded, Treed, Wooded**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Septic System**
 Ext Feat: **Balcony, Private Entrance, Private Yard**

Construction: **Log**
 Flooring: **Hardwood, Marble, See Remarks**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garburator, Gas Range, Range Hood, Refrigerator, See Remarks, Washer/Dryer**
 Int Feat: **Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities: **Electricity Connected, Natural Gas Connected, Phone Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	13`5" x 13`1"	Living Room	Main	22`0" x 19`4"
Kitchen With Eating Area	Main	18`11" x 14`3"	Dining Room	Main	19`9" x 13`5"
2pc Bathroom	Main	8`6" x 5`1"	Bedroom - Primary	Main	19`5" x 17`0"
5pc Ensuite bath	Main	12`10" x 11`6"	Walk-In Closet	Main	11`6" x 5`9"
Bedroom	Second	20`2" x 19`4"	Bedroom	Second	20`0" x 19`5"
4pc Bathroom	Second	15`9" x 7`5"	Den	Basement	15`3" x 12`11"

Office
Exercise Room
3pc Bathroom

Basement
Basement
Basement

18`9" x 14`10"
23`1" x 13`0"
10`10" x 7`4"

Laundry
Mud Room
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement
Basement

19`5" x 10`8"
12`7" x 5`1"
14`8" x 8`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-RUR
9311951

Remarks

Pub Rmks:

The journey home begins with a long winding driveway, meandering through the whispering woods, inviting you to be reminded that you have chosen to come home to a realm where reality blurs into a fairytale. The 4400 sq.ft. (total developed space) log home with a walk out basement is situated at the most Western edge of the 4 acre parcel with cathedral ceilings that seem to reach for the sky, mirroring the towering trees that surround it. Each log, carefully selected and placed, bears the mark of a timeless craft, creating a structure that feels eternal. Just moments away from the beloved Bragg Creek and the awe-inspiring trails of Kananaskis Country, this home is perfectly situated for those seeking a harmonious blend of wilderness, accessibility and prestige. A West-facing deck extends from the home, offering a front-row seat to the breathtaking changes in light from the Rocky Mountain sunsets that paint the sky with hues of gold and crimson. It is a perfect setting for gatherings under the open sky or quiet moments of reflection. Inside, the home reveals its splendor: the main floor master bedroom is a sanctuary, with windows framing the forest, a large walk in dressing area with tall closets and cabinets. The ensuite is complete with iridescent glass vessel sinks, a wall of travertine, custom shower, a separate deep soaker tub and a travertine floor that continues from the wall in a continuous flow. The kitchen is a marvel, featuring thick, shimmering granite countertops (possibly calcite or labradorite) with a natural edge that sparkles like precious gems, custom tile work, dark cabinets and high end stainless steel appliances (Thermador and Electrolux) Beyond the home itself, the property unfolds into a realm of possibilities. A charming greenhouse stands ready to nurture dreams of vibrant gardens and fresh produce. Nestled among the trees you will find a play fort, trails and a haven for young adventurers, while the triple rail fencing and ranch gates enclose safe pastures for horses to roam freely. Every element of this property was designed to inspire wonder and joy. This log home, set against the backdrop of the Rocky Mountains, is more than a dwelling; it is a sanctuary where nature and elegance coexist in perfect harmony. It offers a life where the beauty of the forest whispers its ancient secrets, and every day promises a new chapter in an enchanting story. Here, dreams are nurtured, and the spirit of the forest welcomes those who believe in the magic of living a life intertwined with nature's splendor. This is the perfect design to offer private and sperate space on the walkout level for growing children, older generations or a nanny and the shed could be a perfect future studio space. Supplements, mapping, carrying costs, detailed list of features and improvements, video, virtual tours, measurements, additional photos and all supplemental documents and details are available upon request**

Inclusions:
Property Listed By:

Shed, Shelter, Greenhouse,
RE/MAX Realty Professionals

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









