



THE
A-TEAM

**RE/MAX
FIRST**

45 ELBOW Rise, Bragg Creek T0L OK0

MLS® #: **A2137150** Area: **NONE** Listing Date: **06/06/24** List Price: **\$1,298,900**
Status: **Active** County: **Rocky View County** Change: **-\$51k, 06-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Bragg Creek**
Year Built: **1995**
Lot Information
Lot Sz Ar: **240,886 sqft**
Lot Shape: **278 x 73M plus a panhandle**

Finished Floor Area
Abv Sqft: **1,425**
Low Sqft:
Ttl Sqft: **1,425**

DOM

114
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence,Bi-Level**

Parking

Ttl Park: **0**
Garage Sz: **4**

Access:
Lot Feat:

Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Gazebo,Garden,Low Maintenance Landscape,No Neighbours Behind,Many Trees,Native Plants,Private,Rectangular Lot,Rolling Slope,Secluded,See Remarks,Sloped

Park Feat:

Double Garage Attached,Double Garage Detached,Garage Door Opener,Heated Garage,See Remarks,Workshop in Garage
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic System**
Ext Feat: **Garden**

Construction: **Vinyl Siding**
Flooring: **Tile,Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range,Range Hood,Refrigerator,Washer**
Int Feat: **Granite Counters,Jetted Tub,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	23`5" x 20`0"
Dining Room	Main	11`8" x 9`11"
Walk-In Closet	Main	8`5" x 7`10"
Bedroom	Main	14`0" x 11`2"
Bedroom	Basement	19`8" x 13`11"
Family Room	Basement	13`6" x 10`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`0" x 11`8"
Bedroom - Primary	Main	15`11" x 13`11"
5pc Ensuite bath	Main	13`9" x 11`9"
4pc Bathroom	Main	11`9" x 6`0"
Bedroom	Basement	13`7" x 10`3"
Storage	Basement	5`6" x 5`9"

3pc Bathroom
Workshop

Basement
Basement

7' 5" x 5' 5"
27' 0" x 23' 0"

Furnace/Utility Room

Basement

12' 0" x 10' 6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9211112

Zoning:
R-RUR

Remarks

Pub Rmks:

A beautifully renovated family home on a 5.53 acre lot in Bragg Creek, Alberta is available for sale and within walking distance to shops and restaurants. The property sits up high, backing onto natural greenspace and hiking trails, allowing direct access from the backyard to Two Pine natural environmental reserve. The main floor of this home has been professionally renovated to top tier standards and was completed in 2024, featuring vaulted ceilings that create a sense of spaciousness, a cozy wood-burning stove, a large master suite, and a second large main floor bedroom or den. The chef's kitchen, designed with granite countertops, state-of-the-art appliances including double dual fuel ovens and gas range, Fisher & Paykel double drawer dishwasher system, Maytag fridge and custom cabinetry, is perfect for creating culinary delights. The master suite is a tranquil retreat with an ensuite that includes a custom tile shower and a large soaker tub, thoughtfully designed to be accessible (barrier free shower) if needed. Renovations were meticulously carried out by a high-end contracting company. The basement is fully finished, offering additional living space with a full bathroom and custom tile shower, two bedrooms both with huge windows, a family room, and a mechanical room equipped with a new water treatment system. The outdoor space is a true haven, landscaped with a pergola dining area, walkways, planter beds and boxes, and a spacious ground-level deck and salt water hot tub (negotiable), there is a large partitioned fenced off garden, 2 more storage sheds for wood and outdoor maintenance equipment. The area is ideal for entertaining, featuring a covered outdoor cooking area. Two greenhouses and a shed provide ample space for gardening and storage. The backyard trails offer stunning views of the river valley and extend East towards the city, perfect for nature walks and exploring. Abundant wildlife adds to the charm and serenity of the property. A recently completed shop with 220V electrical, high ceilings (approx. 16' at ridgeline) can accommodate a mezzanine, car lifts, a crane, or other needed equipment the shop includes a natural gas infrared heater, making it suitable for a variety of uses. The front half of the property is fenced and features a remote-operated gate, ensuring both security and convenience. Bragg Creek is highly valued for its scenic beauty, outdoor recreation opportunities, proximity to Calgary and to the Rockies. Properties like this are rare, offering a blend of modern amenities, natural surroundings, and a prime location. Don't miss this chance to own a piece of paradise in Bragg Creek, where every day brings new opportunities for adventure and relaxation. July improvements are: furnace professionally inspected, wood stove inspected and re-certified, electrical panel inspected and serviced, septic tank and field inspected and serviced. Inspections and receipts available with OTP.

Inclusions:
Property Listed By:

**2 x Greenhouses, Pergola, Shed, 2 back yard sheds
RE/MAX Realty Professionals**

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











