



71 BURNEY Road, Bragg Creek TOL 0K0

MLS®#: **A2141941** Area: **NONE** Listing **06/21/24** List Price: **\$1,650,000**
 Status: **Active** County: **Rocky View County** Change: **-\$145k, 19-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Bragg Creek** Finished Floor Area
 Year Built: **1999** Abv Sqft: **2,863**
 Lot Sz Ar: **172,062 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,863**

DOM

152
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

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

Access:
 Lot Feat: **Creek/River/Stream/Pond,Lawn,Treed**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Post & Beam,Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Concrete,Hardwood,Tile**
 Sewer: Ext Feat: **Fire Pit,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**
 Int Feat: **Built-in Features,Central Vacuum,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	23`0" x 16`3"	Kitchen	Main	17`10" x 13`5"
Dining Room	Main	13`8" x 13`0"	Laundry	Main	13`7" x 8`4"
2pc Bathroom	Main	5`8" x 5`0"	Office	Second	23`0" x 25`6"
4pc Bathroom	Third	8`0" x 7`7"	5pc Ensuite bath	Third	9`3" x 12`10"
Bedroom	Third	13`8" x 13`0"	Bedroom	Third	13`8" x 13`0"
Bedroom - Primary	Third	23`5" x 14`5"	Walk-In Closet	Third	9`7" x 6`3"
4pc Bathroom	Basement	9`11" x 5`1"	Bedroom	Basement	11`4" x 13`8"

Game Room

Basement

24`0" x 26`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-RUR

2410179

Remarks

Pub Rmks:

Introducing a meticulously crafted retreat nestled on 4 serene acres in Bragg Creek. Walking distance to Banded Peak School, the many Bragg Creek shops, restaurants, activities, the Elbow River and Bragg Creek trails! Custom-built in 1999, this home exudes timeless charm and thoughtful design. Overseen by a British architect, the residence seamlessly blends country elegance with modern comforts. Upon entering, hardwood floors grace the main level, complemented by slate floors in key areas like the kitchen, main floor bathroom, and laundry room. A spacious deck, added a decade ago, provides panoramic views of the tranquil pond, perfect for unwinding amidst nature's beauty. The heart of the home, the kitchen, boasts Legacy wood cabinetry, granite countertops and stainless steel appliances. Warmth emanates from a large hearth fireplace on the main floor, featuring a convenient gas starter, and a Waterford wood stove in the basement, ready with ample firewood. Living spaces are enhanced by thoughtful additions like a large office above the garage, complete with custom-built wood shelves and desk (this would also make a great 4th upper bedroom). Upstairs, all three bedrooms enjoy vaulted ceilings and stunning vistas of the pond, yard, and surrounding forest. The fully finished walk-out basement is concrete flooring with underfloor heating. Offering versatile living and entertainment spaces, storage and two partially developed rooms offering potential for additional living areas if desired in addition to the bedroom and full bathroom. Exterior updates include Hardiboard siding installed less than a decade ago, complemented by recently redone asphalt roofing. Outside, discover a private oasis featuring a cabin/writer's retreat nestled in the backyard, ideal for relaxation or creative pursuits. A biological pond with a soothing waterfall adds to the enchanting atmosphere, once home to koi fish and blooming lotuses under the careful stewardship of the current owners. Surrounded by a mix of spruces, pines, and poplar trees, the property also boasts wildflowers and a small garden area, thoughtfully maintained despite occasional visits from deer. This exceptional Bragg Creek property offers a harmonious blend of craftsmanship and natural beauty inviting you to experience a vibrant and inspiring country lifestyle.

Inclusions:

Property Listed By:

Artist studio/shed

Century 21 Bamber Realty LTD.

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













