

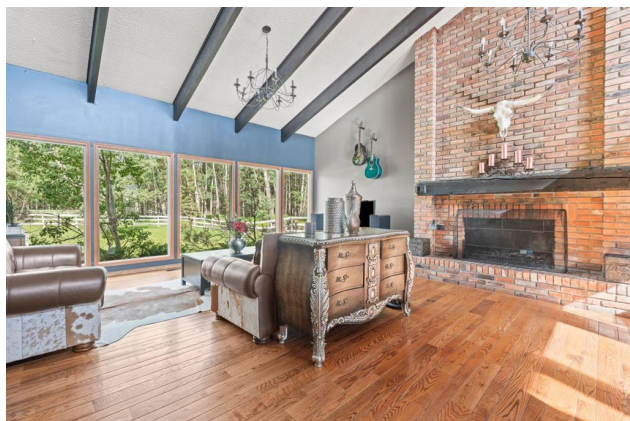


THE
A-TEAM

**RE/MAX
FIRST**

232089 RANGE ROAD 54 , Bragg Creek TOL OK0

MLS®#: **A2142760** Area: **West Bragg Creek** Listing Date: **06/21/24** List Price: **\$1,499,000**
 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: **1976**
Lot Information
 Lot Sz Ar: **412,077 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,771**
 Low Sqft:
 Ttl Sqft: **4,771**

DOM

99
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **1 and Half Storey,Acreage with Residence**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space,Dog Run Fenced In,Landscaped,Treed,Views,Wetlands**
 Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Balcony,Dog Run,Private Entrance,Storage**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Double Oven,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Ceiling Fan(s),Chandelier,Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,Natural Woodwork,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	15`0" x 24`4"
Kitchen	Main	16`1" x 19`4"
2pc Bathroom	Main	9`9" x 5`11"
Breakfast Nook	Main	12`1" x 12`5"
Bedroom - Primary	Upper	30`11" x 16`1"
Office	Upper	12`8" x 25`6"

Room	Level	Dimensions
Dining Room	Main	12`5" x 12`1"
Family Room	Main	14`10" x 15`5"
Laundry	Main	10`9" x 16`4"
Mud Room	Main	11`11" x 19`3"
6pc Ensuite bath	Upper	19`5" x 12`3"
Kitchen	Main	10`5" x 5`5"

Bedroom	Main	12`4" x 11`2"	Living Room	Main	23`2" x 19`3"
5pc Bathroom	Main	14`9" x 9`9"	Family Room	Lower	21`11" x 18`5"
Game Room	Lower	11`5" x 31`3"	Furnace/Utility Room	Lower	42`7" x 31`8"
Bedroom	Main	12`1" x 11`5"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR**
 Legal Desc: **9211658**

Remarks

Pub Rmks: **Unique! Beautiful! A cornucopia of unique and stylish spaces. Explore this 4700+ sqft home in West Bragg Creek at 232089 Range Road 54. From the moment you walk in, you know you are in for something special. Entering through the spectacular front door, you will be awestruck by the massive great room with its vaulted ceilings, welcoming light and fantastic views through the wall of windows stretching across the width of the room. You will be drawn to the massive wood-burning, brick fireplace reaching all the way to the ceiling. Use it to warm your home, or enjoy quiet relaxation-time. Imagine your friends and family coming out for an escape from the city. This home will grab you... and you're just inside the front door! You won't be able to help but wonder where the spiral staircases will take you... but first you will want to take a look at the kitchen passing by the formal dining room. Upon arriving at the end of the hallway, your gaze cannot help but be taken in by the immense island in front of you! Imagine preparing huge meals or quick, handy snacks.... this kitchen allows you to do it all. But wait, there is another gathering area beside the kitchen... with another brick fireplace and again tons of natural light. From here you can head out onto the deck to enjoy the yard and view of Moose Mountain or watch the wildlife travel across your own parcel of land! Or enjoy a relaxing hot tub while gazing at the Milky Way in the peace and quiet of West Bragg Creek. Take either one of the spiral staircases up and find yourself in the spa-like Primary Bedroom opening up to its ensuite bathroom with jetted tub and steam shower. Set up your cappuccino maker and enjoy your upper deck with even better views and where the wildlife are oblivious to you watching them. You'll be torn as to what to see next... let me suggest you take in the north wing with its 2 bedrooms, beautiful bathroom, living room and kitchen. It is a completely self-contained illegal suite that has been used as a successful B&B. This space could just as easily be used for family and friends or as a bedroom wing. It has a separate entrance to outside and the wing can be locked off from the rest of the house. Next, you won't want to miss out on the lower level with another wood-burning fireplace. This is the perfect space for your workout room, movie and/or games space. Be sure to check out the Batman logo as a feature of the epoxy floor. And there's more... you haven't even checked out the outside yet to view the idyllic 9.46 acres with its private pond, barn and paddocks allowing you to for look after your horse or other critters. And you are only minutes from Kananaskis Country with hiking trails, walking, cycling and horse paths. It is a quick drive to the many amenities of Bragg Creek and Calgary, with easy access to some great schools as well. Truly, this is a must-see property if you're seriously looking for something in the Bragg Creek area!**

Inclusions: **None**
 Property Listed By: **KIC Realty**

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