



48 CUMMER Place, Rural Rocky View County T0L 0K0

MLS® #: **A2143442** Area: **Elkana Estates** Listing Date: **06/21/24** List Price: **\$1,099,900**
 Status: **Active** County: **Rocky View County** Change: **-\$50k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Rocky View County**
 City/Town: **Rocky View County**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **92,782 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,693**
 Low Sqft:
 Ttl Sqft: **1,693**

DOM

99
Layout
 Beds: **6 (4 2)**
 Baths: **3.0 (3 0)**
 Style: **Acreage with Residence,Bi-Level**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Front Yard,No Neighbours Behind,Landscaped,Many Trees,Private,Secluded,See Remarks,Treed,Views,Wooded**
 Park Feat: **Additional Parking,Carport,Covered,Double Garage Attached,Driveway,Enclosed,Front Drive,Garage Door Opener,Garage Faces Front,Gravel Driveway,Insulated,Off Street,Parking Pad,Secured,See Remarks,Stall,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Forced Air**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **BBQ gas line,Fire Pit,Other,Private Entrance,Private Yard,Storage**

Construction: **Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Garage Control(s),Oven,Range Hood,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Granite Counters,See Remarks,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5`1" x 7`3"	4pc Bathroom	Main	5`0" x 12`8"
Bedroom - Primary	Main	11`10" x 15`0"	Bedroom	Main	9`10" x 11`6"
Bedroom	Main	8`11" x 11`6"	Bedroom	Main	10`6" x 12`10"
Breakfast Nook	Main	14`0" x 9`4"	Dining Room	Main	8`1" x 14`11"
Kitchen	Main	14`0" x 9`2"	Living Room	Main	14`6" x 15`0"
Foyer	Main	6`4" x 5`3"	4pc Bathroom	Lower	9`0" x 4`1"

Bedroom
Family Room
Furnace/Utility Room

Lower
Lower
Lower

8`0" x 13`9"
15`6" x 13`10"
9`0" x 7`1"

Bedroom
Laundry

Lower
Lower

9`8" x 13`8"
6`0" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8111487

Zoning:
R-CRD

Remarks

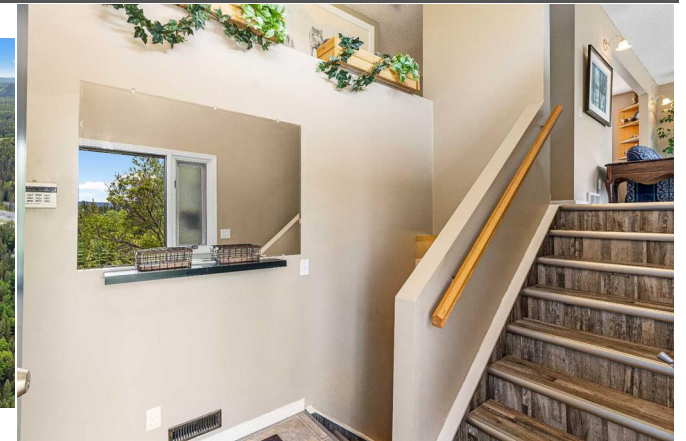
Pub Rmks:

Wow, what a rare find! Welcome to your new Home-Sweet-Home in Elkana Estates, Bragg Creek! This is the perfect home in the best location in a quiet cul-de-sac, surrounded by picturesque nature with extraordinary mountain views! This is a one-of-a-kind, custom-built bi-level home with an attached two car tandem garage on a private 2.13 acre lot, backing and siding onto an expansive 40 acre environmental reserve! This sprawling home offers 6 bedrooms and 3 bathrooms in over 2,677 square feet of fully developed living space! Upgrades and updates include: newer asphalt shingles, newer hot water tank, stainless steel appliances (including a gas stove), granite countertops, luxury vinyl plank and tile flooring, central vacuum system, and new cedar deck (with natural gas BBQ hookup)! Only a short walk to the Hamlet of Bragg Creek and the Elbow River! Don't miss out on your opportunity to live in this prestigious private enclave! Call now!

Inclusions:
Property Listed By:

Greenhouse, Shed, Carport, Wall-Mounted Shelving Throughout
MaxWell Capital Realty

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











48 Cummer Pl, Bragg Creek, AB

Page: Exterior Area 68.78 sq ft
Interior Area 94.14 sq ft



PREPARED: 20240621



White regions are excluded from total floor area in GUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

48 Cummer Pl, Bragg Creek, AB

Main Floor: Exterior Area 1305.57 sq ft
Interior Area 1083.91 sq ft
Excluded Area 45.50 sq ft



PREPARED: 20240621



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48 Cummer Pl, Bragg Creek, AB

Basement (Below Grade): Exterior Area 891.80 sq ft
Interior Area 905.03 sq ft
Excluded Area 244.23 sq ft



PREPARED: 20240621



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