



THE
A-TEAM

**RE/MAX
FIRST**

31 WHITE Avenue, Bragg Creek TOL OK0

MLS®#: **A2143563** Area: **NONE** Listing **06/21/24** List Price: **\$1,350,000**
 Status: **Active** County: **Rocky View County** Change: **-\$150k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Bragg Creek**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **21,780 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,650**
 Low Sqft:
 Ttl Sqft: **2,650**

DOM

99
Layout
 Beds: **5 (5)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Low Maintenance Landscape,Landscaped,Level,Many Trees,Rectangular Lot**
 Park Feat: **Double Garage Detached,Garage Door Opener,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Other,Private Yard**

Construction: **Cedar,Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Block,Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Primary Downstairs,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`10" x 17`6"
Kitchen	Main	15`1" x 18`2"
Living Room	Main	18`7" x 16`9"
Storage	Main	7`11" x 11`0"
Walk-In Closet	Main	9`11" x 7`11"
Bedroom	Second	9`10" x 10`9"
Bedroom - Primary	Second	14`2" x 11`9"

Room	Level	Dimensions
Foyer	Main	8`4" x 8`0"
Laundry	Main	8`11" x 4`11"
Bedroom - Primary	Main	13`4" x 16`9"
Furnace/Utility Room	Main	4`10" x 5`11"
Bedroom	Second	10`11" x 11`0"
Bedroom	Second	8`7" x 10`9"
Walk-In Closet	Second	7`9" x 6`9"

2pc Bathroom
3pc Ensuite bath

Main
Second

5pc Ensuite bath
4pc Bathroom
Legal/Tax/Financial

Main
Second

Title:
Fee Simple
Legal Desc:

Zoning:
HC

7721 JK

Remarks

Pub Rmks:

Whether you're looking for a tranquil residence, a possible future home-based business, or a commercial opportunity, this versatile gem ticks all the boxes and is fully renovated. Step into a space that feels like new! Every corner of this property has been meticulously redone, offering you a fresh start. From the furnace and hot water heater, to everything cosmetic, we cant forget to mention the roof, decks, garage, landscaping and a total reworking of the crawl space with new sump pumps added, the old ones decommissioned and removed and a total internal crawlspace wrap. This is Open-Concept Living at its finest and offers a spacious, light-filled interior designed for today's lifestyle, from the practicality of extra storage and a main floor master to the opulence of floor to ceiling windows, and easy indoor/outdoor living. Embrace your inner chef in the brand new, stunning, well-appointed gourmet kitchen featuring high quality stainless appliances and a central island to die for. Other key features include a Master Suite Retreat complete with a spa-like ensuite and large walk in closet. This main floor retreat offers direct access to the brand new luxury deck and outdoor living space. The expansive Outdoor living space consists of a large 0.5 acre lot providing ample space for outdoor relaxation and entertaining. with a deck and patio area worthy of an estate, complete with a custom fireplace. Historical White Ave in Bragg Creek offers both residential and commercial properties making it an entrepreneurs dream location with endless possibilities. Immerse yourself in the charm of Bragg Creek, known for its picturesque landscapes, outdoor adventures, and vibrant community that is just a short drive to Calgary and Cochrane. Those with a future business vision know the benefit from steady flows of visitors. This home is both stunning and well designed. The massive main floor master suite offers main floor living options while 4 bedrooms remain upstairs and include the original master suite. The extensive renovations mean minimal maintenance for years to come. The electrical service is now 200AMPS and the mechanicals are new. With the new bathrooms, kitchen, floors, doors, windows, roof, decks, patios, landscaping and massive outdoor living space with pergola and fireplace you can be sure nothing was missed. This area's - now MANDATORY - Municipal Water and Sewer hook-up is already complete saving the new owner \$20,000.00-\$50,000.00 Don't miss this unique opportunity to own a beautifully renovated and internally rebuilt home located in the center of Bragg Creek, moments from the river and the provincial park as well as a quick bike ride to the schools and community center. More information available upon request such as virtual tour, videos, and detailed property description.

Inclusions:
Property Listed By:

None
RE/MAX Realty Professionals

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











