

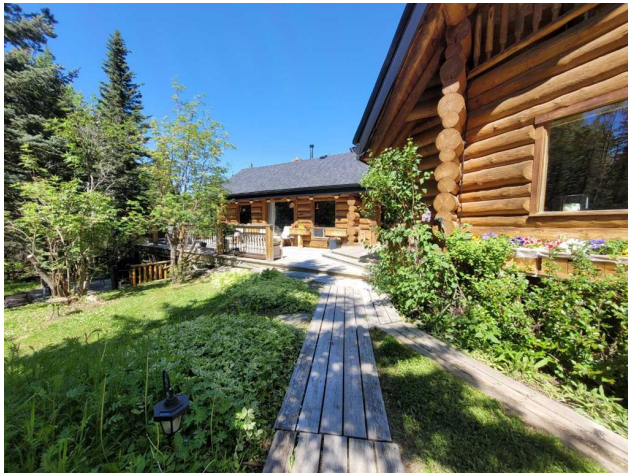


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**64 BREEZEWOOD Bay, Bragg Creek TOL OKO**

MLS® #: **A2143814**      Area: **NONE**      Listing Date: **06/24/24**      List Price: **\$1,580,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$75k, 11-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Bragg Creek**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **226,947 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,368**  
 Low Sqft:  
 Ttl Sqft: **2,368**

DOM

**96**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **5.0 (5 0)**  
 Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **10**  
 Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape, Landscaped, Private, Secluded, Views, Wooded**  
 Park Feat: **Additional Parking, Carport, Converted Garage, Double Garage Detached, Gravel Driveway, Multiple Driveways, RV Access/Parking, See Remarks**

Utilities and Features

Roof: **Asphalt, Metal**  
 Heating: **Forced Air, Natural Gas**  
 Sewer: **Septic Field, Septic Tank**  
 Ext Feat: **Balcony, Fire Pit, Outdoor Grill, Outdoor Kitchen, Playground, Private Entrance, Private Yard, Rain Barrel/Cistern(s)**

Construction: **Log**  
 Flooring: **Carpet, Ceramic Tile, Laminate**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Separate Entrance, Skylight(s), Storage**  
 Utilities:

Room Information

| Room         | Level | Dimensions      | Room         | Level | Dimensions    |
|--------------|-------|-----------------|--------------|-------|---------------|
| 3pc Bathroom | Main  | 9`10" x 6`3"    | Bedroom      | Main  | 11`9" x 11`4" |
| Dining Room  | Main  | 22`10" x 14`11" | Foyer        | Main  | 18`3" x 11`2" |
| Kitchen      | Main  | 21`7" x 9`1"    | Laundry      | Main  | 11`9" x 5`7"  |
| Great Room   | Main  | 17`9" x 26`0"   | 5pc Bathroom | Upper | 8`2" x 7`1"   |

|                          |              |                       |                             |              |                       |
|--------------------------|--------------|-----------------------|-----------------------------|--------------|-----------------------|
| <b>Bedroom</b>           | <b>Upper</b> | <b>11`8" x 14`5"</b>  | <b>Kitchenette</b>          | <b>Upper</b> | <b>8`7" x 6`9"</b>    |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>11`2" x 21`2"</b>  | <b>4pc Ensuite bath</b>     | <b>Lower</b> | <b>8`2" x 6`3"</b>    |
| <b>Bedroom</b>           | <b>Lower</b> | <b>19`9" x 12`6"</b>  | <b>Hall</b>                 | <b>Lower</b> | <b>6`6" x 12`9"</b>   |
| <b>Storage</b>           | <b>Lower</b> | <b>30`8" x 27`6"</b>  | <b>Furnace/Utility Room</b> | <b>Lower</b> | <b>3`4" x 6`9"</b>    |
| <b>Bedroom</b>           | <b>Suite</b> | <b>17`2" x 26`11"</b> | <b>4pc Bathroom</b>         | <b>Lower</b> | <b>8`5" x 10`6"</b>   |
| <b>3pc Bathroom</b>      | <b>Suite</b> | <b>6`7" x 6`9"</b>    | <b>Guest Suite</b>          | <b>Suite</b> | <b>22`11" x 22`4"</b> |
| <b>Bedroom</b>           | <b>Suite</b> | <b>10`9" x 22`7"</b>  | <b>Furnace/Utility Room</b> | <b>Suite</b> | <b>9`11" x 22`7"</b>  |

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-RUR**  
 Legal Desc: **9510290**

Remarks

Pub Rmks: **This incredible ONE-OF-A-KIND property on over 5 acres amidst towering spruce, pine, and poplar in stunning West Bragg Creek offers endless outdoor adventures with Bragg Creek Provincial Park and Kananaskis Country minutes away and Calgary under 30 minutes for commuters. With TWO EXTREMELY STRONG WATER WELLS, no community restrictions, and over 4200 sqft of developed living space, it's a rural living dream. The residence's versatile layout suits both couples and large families, featuring multiple decks, patios, and balconies that invite wildlife. The detached double garage, "The Cabin," serves as a converted living space with stunning nature views. This property, formerly Kruger's Guest House, has INCOME-GENERATING OPPORTUNITIES, having been a licensed B&B with five private spaces for shared accommodation. Highlights include "The Grand Room" with vaulted ceilings and a wood-burning stove, "The Eagle's Nest" with a secluded balcony, and "The Hideaway" with a private entrance and deck and "The Walk-Out" with a kachelofen, 2 person bubbling tub and private patio. The central kitchen with picture windows and a generous dining room is perfect for gatherings. Developed for functionality, it includes two driveway entrances joining at a massive loop, RV parking, a detached pavilion with a party room doubling as a carport, an outdoor kitchen, a workshop, an enormous firepit, and a handcrafted log picnic table. Gardens brimming with flowers frame the natural setting, offering relaxation and tranquility. This property is a country haven and a unique opportunity not to be missed!**

Inclusions: **Refrigerators(7), Dishwasher, Electric Range (2), Gas Range, Hood/Fan, Microwaves (3), Washers (3), Dryers (3), Chest Freezer, All Window Coverings, Central Vacuum, Large Picnic Table, Playground Equipment, 5th Wheel Trailer. Residence available fully furnished (Excluding suites)**

Property Listed By: **Greater Calgary Real Estate**

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



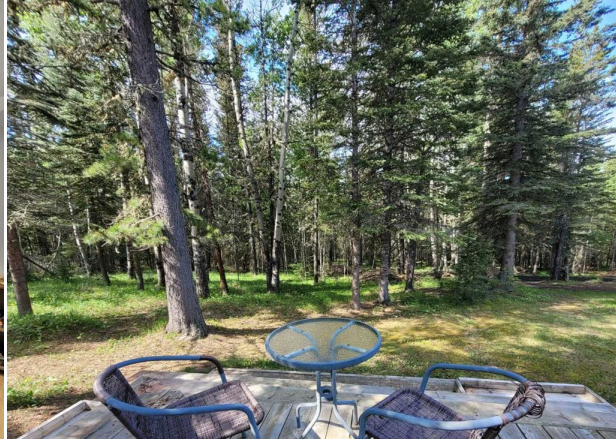


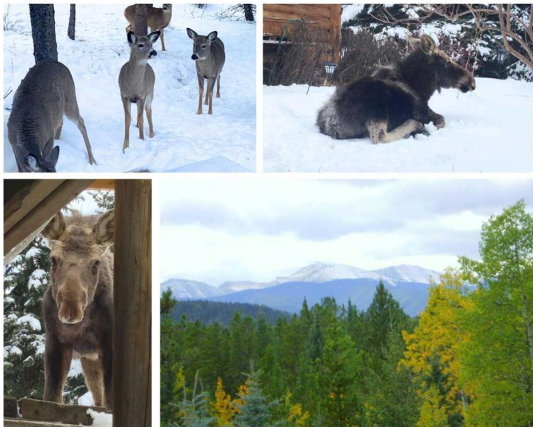
Located between  
Bragg Creek  
Provincial Park  
AND  
Kananaskis Country



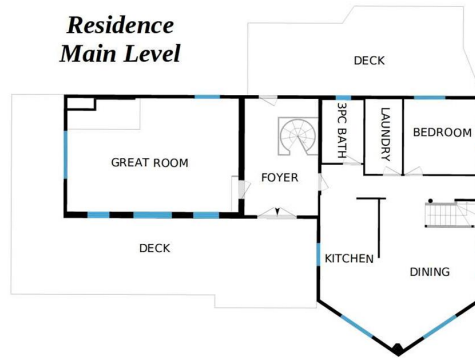




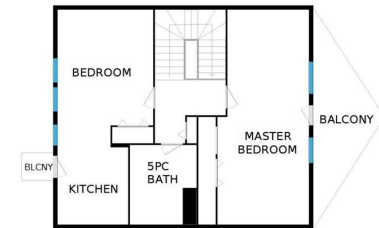




**Residence  
Main Level**



**Residence  
Upper Level**



**Residence  
Lower Level**



**The Cabin  
Main & Upper Levels**

