

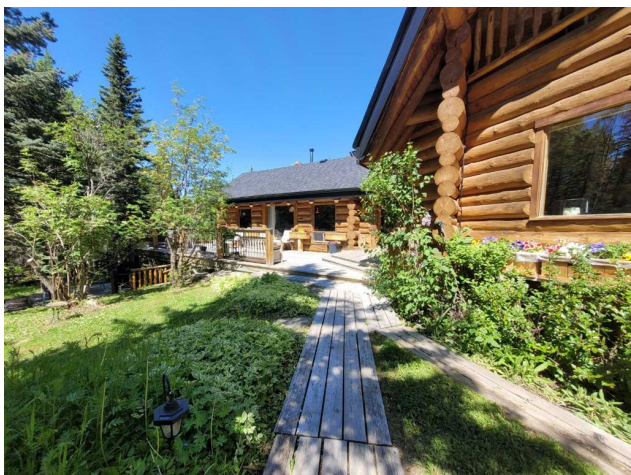


THE
A-TEAM

**RE/MAX
FIRST**

64 BREEZEWOOD Bay, Bragg Creek T0L 0K0

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

180
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"

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

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9510290**

Zoning: **R-RUR**

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



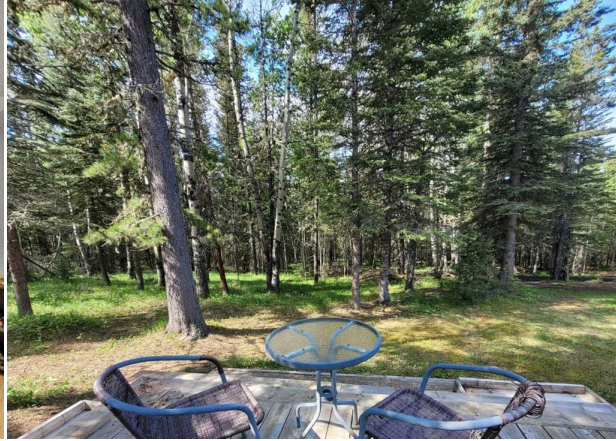


Located between
Bragg Creek
Provincial Park
AND
Kananaskis Country



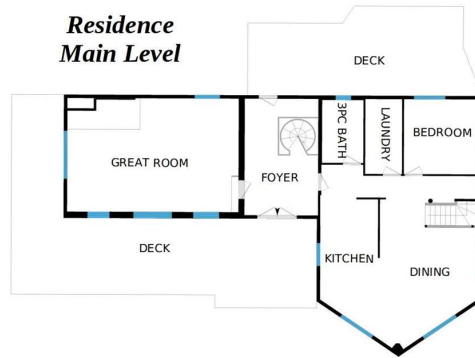




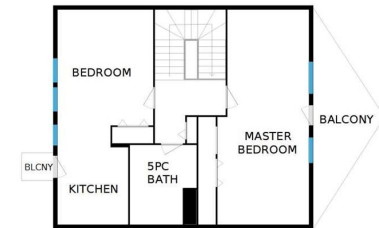




**Residence
Main Level**



**Residence
Upper Level**



**Residence
Lower Level**



**The Cabin
Main & Upper Levels**

