



THE
A-TEAM

**RE/MAX
FIRST**

53096 TOWNSHIP ROAD 232 , Bragg Creek T0L 0K0

MLS® #: **A2148976** Area: **Saddle & Sirloin** Listing Date: **07/12/24** List Price: **\$2,850,000**
 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: **2005**
Lot Information
 Lot Sz Ar: **397,702 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,904**
 Low Sqft:
 Ttl Sqft: **4,904**

DOM

162
Layout
 Beds: **6 (6)**
 Baths: **7.0 (7 0)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:
 Lot Feat: **Landscaped, Many Trees**
 Park Feat: **Double Garage Attached, Driveway, Oversized, Single Garage Detached**

Utilities and Features

Roof: **Metal**
 Heating: **Boiler, In Floor, Fireplace(s), Forced Air, Geothermal, Natural Gas**
 Sewer: **Septic Tank**
 Ext Feat: **Lighting, Private Entrance, Private Yard, Storage**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Double Oven, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Warming Drawer, Washer, Washer/Dryer, Water Softener, Window Coverings**
 Int Feat: **Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`11" x 19`9"	Kitchen	Main	18`11" x 16`2"
Den	Main	10`1" x 11`11"	Office	Main	9`8" x 7`2"

Laundry	Main	8`6" x 10`8"	3pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	17`6" x 20`3"	Bedroom - Primary	Main	18`3" x 14`7"
Walk-In Closet	Main	11`6" x 6`9"	5pc Ensuite bath	Main	
Mud Room	Main	7`10" x 10`6"	Family Room	Main	29`1" x 17`5"
Bedroom	Main	7`11" x 9`7"	Bedroom	Main	16`8" x 12`0"
4pc Bathroom	Main		Kitchen	Main	8`3" x 8`10"
Laundry	Main	6`2" x 9`6"	Dining Room	Main	16`3" x 9`6"
Bedroom	Second	13`10" x 11`8"	Bedroom	Second	13`7" x 11`9"
Bedroom	Second	12`5" x 13`3"	Den	Second	10`2" x 15`10"
Loft	Second	12`8" x 13`7"	Loft	Second	6`4" x 11`10"
3pc Ensuite bath	Second		4pc Ensuite bath	Second	
4pc Ensuite bath	Second		Bonus Room	Lower	9`10" x 12`0"
Family Room	Lower	21`1" x 19`1"	3pc Bathroom	Lower	
Storage	Lower	11`2" x 20`2"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **CR**
 Legal Desc: **7291 HR**

Remarks

Pub Rmks: **Welcome to West Bragg Creek, just minutes from town! This stunning log home is nestled on 9.13 acres in the exclusive Saddle & Sirloin subdivision. This extraordinary property boasts 6 bedrooms, 7 bathrooms, and over 6,000 square feet of living space, including a second separate residence. The impressive craftsmanship, intricate log details, and soaring ceilings are truly a sight to behold. The immediate grounds are meticulously maintained, with perimeter fencing to secure your children or pets. Enjoy breathtaking views in every direction from private balconies, a lower-level walk-out patio, a wrap-around deck, or a screened-in area, perfect for evening relaxation around the fire table. Outbuildings include a greenhouse, shed, single garage with bonus space, additional storage, and a horse corral. The property features fantastic land, a private driveway gate, a flat roadway, and ample additional parking for extended family or guests. Recent upgrades ensure you can move in with ease and enjoy the summer right away. Located just a few kilometers from Elbow Falls, Bragg Creek Day Use Area, and private access to the Saddle & Sirloin pasture, which allows owners to house up to six horses, this property offers both convenience and adventure. Only 35 minutes from Calgary, it's a quick escape from the hustle and bustle of city living. This property is the complete package, perfect for multi-generational families or Bed & Breakfast opportunities. Call for a private tour!**

Inclusions: **Ring Doorbell + Cameras + Security System (no contract), TV Arm Mount(s), Cabin Dishwasher, Cabin Fridge, Garage Fridge**
 Property Listed By: **eXp Realty**

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











