



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

**194**  
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
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 19`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>18`11" x 16`2"</b>
<b>Den</b>	<b>Main</b>	<b>10`1" x 11`11"</b>	<b>Office</b>	<b>Main</b>	<b>9`8" x 7`2"</b>

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

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**











