



THE
A-TEAM

**RE/MAX
FIRST**

66 MOOSE Drive, Bragg Creek T3Z 2B4

MLS® #: **A2152315** Area: **Wintergreen_BC** Listing Date: **07/26/24** List Price: **\$1,295,000**
 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: **1990**
Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,988**
 Low Sqft:
 Ttl Sqft: **1,988**

DOM

52
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **5 Level Split,Acreage with Residence**

Parking

Ttl Park: **8**
 Garage Sz: **3**

Access:
 Lot Feat: **No Neighbours Behind,Many Trees,Private,Secluded,Treed,Views,Wooded**
 Park Feat: **Driveway,Parking Pad,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Boiler,In Floor,Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Dog Run,Fire Pit,Private Yard,Storage**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Laminate,Tile**
 Water Source:
Public
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Skylight(s),Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`11" x 12`6"	Dining Room	Main	13`3" x 11`8"
Living Room	Main	29`0" x 13`5"	Media Room	Lower	21`3" x 14`1"
Foyer	Main	11`8" x 6`6"	Flex Space	Upper	8`2" x 8`0"
Office	Main	13`3" x 8`8"	Library	Upper	11`0" x 7`0"
Laundry	Main	9`10" x 7`1"	Storage	Lower	11`9" x 3`7"

Furnace/Utility Room
Storage
Bedroom
Bedroom
4pc Bathroom

Basement
Basement
Upper
Lower
Upper

8`8" x 5`0"
10`7" x 7`0"
10`6" x 9`4"
14`3" x 10`0"
0`0" x 0`0"

Den
Bedroom - Primary
Bedroom
2pc Bathroom
5pc Ensuite bath

Basement
Upper
Upper
Main
Upper

13`6" x 12`3"
12`10" x 11`8"
8`9" x 7`5"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **8110189**

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to the tranquility, privacy & freedom of estate living in this bright, open, contemporary, custom designed home nestled in the heart of Wintergreen. Enjoy the serenity of escaping from the stress of city life to your private 2 acre treed paradise while enjoying the many benefits of being part of the vibrant & friendly community of beautiful Bragg Creek. This tastefully updated home features expansive windows, soaring vaulted ceilings & clear stained oak hardwood floors. The walls of windows bring in the natural beauty of the surroundings & the many skylights flood the home with natural sunlight. Enjoy over 3094 sqft of tastefully developed living space including 4 bedrooms plus a den & 3 baths. Hardwood flooring, freshly painted walls & upgraded fixtures are some of the recent improvements made to the home. Sunny kitchen with gas cooktop, breakfast bar, freshly painted cabinets & new hardware overlooks the oversized family room with its cozy wood burning fireplace with a gas log lighter & wall of sliding glass doors that open onto an 800 sq ft tiered, cedar deck. Third level loft has been converted into a library for those bookworms searching for their perfect reading nook. Huge master with private office, walk-in closet & 5 piece spa-like en-suite with soaker tub & double vanity. Other features include a dining room, sitting room, media room, & walk out basement. Triple car garage at the end of a winding driveway with a sheltered walkway to the mudroom entrance of the house. Relax and enjoy spotting the wildlife from your private deck while soaking in the hot tub. You & your pets will love the convenience of the indoor/outdoor kennels & dog run. A few of the advantages of this property include municipal water & Starlink internet hardware (buyer to arrange their own contract). Follow the path to the end of the lot, you can see that the property overlooks a private lake owned by a friendly neighbour. Children can attend one of many top rated schools in the area including Banded Peak School, Springbank Middle and Senior Community High School, Catholic St. Timothy School, and Bears paw School. This fantastic location is a short walk to the Wintergreen Golf Club, close to K-country, the Hamlet plus only 30 minutes to Calgary.**

Inclusions:
 Property Listed By: **3 Ceiling Fans**
RE/MAX Landan Real Estate

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











