



THE
A-TEAM

**RE/MAX
FIRST**

16 YOHO TINDA Road, Bragg Creek T0K 0K0

MLS® #: **A2154576** Area: **NONE** Listing Date: **08/07/24** List Price: **\$1,749,500**
 Status: **Active** County: **Rocky View County** Change: **-\$40k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Bragg Creek**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **22,215 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,160**
 Low Sqft:
 Ttl Sqft: **4,160**

DOM

42
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **12**
 Garage Sz: **5**

Access:

Lot Feat: **Low Maintenance Landscape, No Neighbours Behind, Many Trees**
 Park Feat: **Double Garage Detached, Triple Garage Attached**

Utilities and Features

Roof: **Wood**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, Fire Pit, Private Yard**

Construction: **Wood Frame**
 Flooring: **Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator**
 Int Feat: **Beamed Ceilings, Closet Organizers, Double Vanity, High Ceilings, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`6" x 13`10"
Dining Room	Main	18`9" x 12`6"
Family Room	Main	10`10" x 19`2"
Office	Main	14`0" x 14`2"
Family Room	Upper	13`0" x 26`5"
Bedroom - Primary	Upper	16`4" x 13`11"
Bedroom	Upper	12`2" x 17`5"

Room	Level	Dimensions
Breakfast Nook	Main	8`8" x 9`5"
Living Room	Main	19`1" x 13`10"
Laundry	Main	6`8" x 4`11"
Family Room	Upper	21`1" x 16`3"
Furnace/Utility Room	Main	11`9" x 10`2"
Bedroom	Upper	15`6" x 13`0"
Bedroom	Main	19`7" x 9`11"

5pc Ensuite bath
3pc Ensuite bath

Upper
Upper

14`0" x 13`8"
7`8" x 6`4"

4pc Bathroom
3pc Bathroom
Legal/Tax/Financial

Upper
Main

8`3" x 12`7"
6`7" x 8`5"

Title:
Fee Simple
Legal Desc:

4135 JK

Zoning:
R-URB

Remarks

Pub Rmks:

Stunning and picturesque riverfront property situated on the scenic Elbow River in Bragg Creek. A tranquil and private setting on a well treed half acre lot. This estate home spans an impressive 4,278 square feet across two levels and merges seamlessly into its surroundings. This superb floor plan is filled with natural light streaming through the many windows and offers a multitude of flexible living spaces. The open main level houses the formal dining room, office space and cozy living room complete with a rustic wood burning fireplace and exposed beam ceiling. Pella sliding patio doors lead to the multiple extended outdoor living spaces on the huge rear deck. The spacious family sized kitchen is the heartbeat of the home offering ample cabinet and counterspace, central island, casual dining nook plus the second of 3 wood burning fireplaces. The main floor laundry and guest bedroom and bath complete the main level. The large primary suite features an oversized private patio overlooking the river. Fall asleep and wake up to the sounds of nature everyday! The primary ensuite is complete with river views, dual sinks, separate shower and freestanding soaker tub. 2 more additional bedrooms upstairs including one with its own ensuite. Large central family room with patio door access to the huge rear deck makes a great hangout space. The secluded study is full of ambiance, offers many flexible uses and houses the third woodburning fireplace. Plenty of space for vehicles and toys with a heated triple attached garage and oversized double detached garages. Relish in your outdoor lifestyle with an array of activities to enjoy. From fishing, biking and paddle boarding, to hiking, climbing and skiing in the Rocky Mountains. Enjoy all the amenities Bragg Creek Village has to offer. All of this just minutes from your doorstep.

Inclusions:
Property Listed By:

**Firepit, Shed
RE/MAX Real Estate (Central)**

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











