

333 WILD ROSE Close, Rural Rocky View County T0L 0K0

MLS® #: **A2156271** Area: **Wild Rose Count Est** Listing Date: **08/08/24** List Price: **\$1,350,000**
 Status: **Active** County: **Rocky View County** Change: **-\$25k, 21-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Abv Sqft: **1,543**
 Low Sqft:
 Ttl Sqft: **1,543**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:

DOM

166
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind,Many Trees,Other,See Remarks**
 Park Feat: **Concrete Driveway,Driveway,Garage Door Opener,Heated Garage,Oversized,Quad or More Attached,See Remarks**

Utilities and Features

Roof: **Shake**
 Heating: **In Floor,Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Other,Private Yard,Storage**

Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
 Water Source: **Cistern,Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Range,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Low Flow Plumbing Fixtures,Pantry,Quartz Counters,See Remarks,Soaking Tub,Storage,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	12`9" x 9`1"	Kitchen	Main	11`10" x 12`0"
Living Room	Main	19`2" x 14`11"	Dining Room	Main	14`4" x 13`3"
Bedroom	Main	11`4" x 12`2"	Bedroom - Primary	Main	15`11" x 13`1"
4pc Ensuite bath	Main	9`11" x 12`7"	2pc Bathroom	Main	5`0" x 5`3"
Office	Basement	12`11" x 12`6"	Family Room	Basement	23`9" x 18`4"

Bedroom
4pc Bathroom

Basement
Basement

14`8" x 11`7"
8`7" x 10`9"

Bedroom
Laundry
Legal/Tax/Financial

Basement
Basement

12`2" x 11`7"
13`10" x 22`10"

Title:
Fee Simple
Legal Desc:

8111065

Zoning:
R-CRD

Remarks

Pub Rmks:

Discover a truly unique opportunity in Bragg Creek with our newest listing! Unlike many dated homes in the area, this beautiful acreage property has been meticulously renovated inside and out, showcasing pride of ownership at every turn. This turn-key front walkout bungalow sits on 2 acres of stunning landscaped and treed property, featuring nearly 3,000 sqft of developed space, front and back decks, and an attached 5-car garage. Inside, you'll find 4 bedrooms, 3 bathrooms, and an array of premium upgrades including in-floor heating, a 350-gallon cistern with a dedicated pressure system, new boiler, hot water tank, commercial-grade softener, high-efficiency furnace, custom tile and LVP flooring, stained maple hardwood, custom staircase and railing, sliding barn doors, updated bathrooms, and thermal blackout blinds. The vaulted ceiling beam work, double-sided iron stone gas fireplace, and new lighting fixtures add even more charm. The renovated kitchen and coffee bar area are perfect for entertaining, featuring stainless steel appliances such as a Viking 36" gas range and convection oven, and a Thor under-counter two-drawer fridge. The landscaped property boasts 300' of custom rundle boulder walls and steps, a drought-resistant clover lawn, a 4-car parking pad, shed, fully paved driveway, new composite back deck with custom railing, pergola, vinyl deck off the front, and a covered entryway with a hot tub. Many furnishings and additional appliances are available for purchase, along with a fully loaded Kubota tractor with attachments. Located in the exclusive Wild Rose community with just 49 units, this property offers access to a private lake, recreational area with parking, tennis/basketball courts, stone fireplace, docks, recreational boats, and a sand beach. Nestled in the scenic foothills of the Rocky Mountains, Bragg Creek is just 30 kilometers from Calgary, offering abundant outdoor activities and a quaint community feel with unique shops, art galleries, and cafes. Proximity to Kananaskis Country ensures endless adventures. Enjoy the perfect blend of natural beauty and convenience in this picturesque hamlet.

Inclusions:
Property Listed By:

2nd fridge in basement
Royal LePage Benchmark

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













