



9 MOUNTAIN LION Place, Bragg Creek T0L0K0

MLS®#: **A2156925** Area: **Wintergreen_BC** Listing Date: **09/05/24** List Price: **\$1,274,999**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Bragg Creek**
 Year Built: **1995**
Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,320**
 Low Sqft:
 Ttl Sqft: **3,320**

DOM

13
Layout
 Beds: **5 (5)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **4**

Access:
 Lot Feat: **Corner Lot, Cul-De-Sac, Dog Run Fenced In, Lawn, Landscaped, Many Trees, Native Plants, Paved, Private, Rectangular Lot, Rolling Slope**
 Park Feat: **Double Garage Attached, Double Garage Detached, Parking Pad, RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Vinyl Siding, Wood Frame**
 Heating: **Baseboard, In Floor, Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate**
 Sewer: Ext Feat: **Balcony, Basketball Court, Dog Run, Fire Pit, Kennel, Storage** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`11" x 5`2"	Dining Room	Main	15`7" x 12`4"
Great Room	Main	27`7" x 20`1"	Kitchen	Main	20`5" x 19`11"
Living Room	Main	20`0" x 15`6"	4pc Bathroom	Second	9`3" x 5`0"
5pc Bathroom	Second	15`5" x 7`7"	Bedroom	Second	14`4" x 10`9"
Bedroom	Second	10`4" x 10`0"	Bedroom	Second	10`10" x 9`11"
Bedroom	Second	17`7" x 12`7"	Laundry	Second	12`0" x 5`3"
Bedroom - Primary	Second	22`3" x 14`4"	Sunroom/Solarium	Second	20`1" x 8`10"

Walk-In Closet
Game Room

Second
Basement

10`9" x 7`7"
40`10" x 20`9"

Furnace/Utility Room

Basement

14`5" x 14`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1

7711384

Remarks

Pub Rmks:

Welcome to this exceptional 3200+ sq. ft. custom family home, just a 4-minute drive from beautiful Bragg Creek. Featuring an additional 800 sq. ft. as a full size GYMNASIUM with a 20' ceiling, energy-efficient lighting, and a sport court floor, this residence is designed for both luxury and practicality. Enjoy the brightness and warmth of this sunny location, even in winter, on a beautifully treed and fully fenced 2-acre, corner lot that's perfect for your pets. The main floor showcases 9' ceilings, in-floor heating, and stunning high quality laminate floors and new carpet throughout. Walls of windows flood the space with natural light. The spacious kitchen features granite counter tops, a large island with an eating bar, and a walk-in pantry. A formal dining room is perfect for entertaining, while the step-down living room with a gas fireplace offers a cozy retreat. The FAMILY/MEDIA ROOM is an entertainer's dream with a stunning Rundle stone wood-burning fireplace, custom-built shelving, a bar, and a 90" motorized screen with an HD projector and surround sound. Wired sound system throughout the home, gymnasium and outside. Covered, outdoor HOT TUB. Upstairs, the king-sized master suite boasts a large walk-in closet and a luxurious 5-piece ensuite with an oversized soaker tub. Three additional bedrooms, a SUNROOM, laundry room, and walk-in linen closet complete the upper level. Outside, enjoy your own private 65-yard Par 3 golf hole and a 450 sq. ft. putting green. Ride you personal trail system by bike or quad, or take a short stroll to the nearby small lake for canoeing or skating, directly across the road from local hiking trails. The renowned Wintergreen Golf Course is just down the road. Recent updates include newer shingles and upgraded heating in the double attached garage. And for added space an additional detached, heated double garage/workshop and two driveways with RV parking add to the convenience. Enjoy high speed internet with Starlink. This sun-filled home is ready for a new family, offering a perfect blend of play and relaxation in the picturesque hamlet of Bragg Creek with 40 minute drive to Calgary. Experience stress-free lifestyle among the spruce and poplar, where every day feels like a retreat. Please Note: The Wintergreen Water System is now connected to Rocky View.

Inclusions:

Property Listed By:

Hot Tub

CIR REALTY

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