



THE
A-TEAM

**RE/MAX
FIRST**

4 BURNEY Road, Bragg Creek TOL OKO

MLS® #: **A2157016** Area: **NONE** Listing Date: **08/15/24** List Price: **\$919,900**
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: **1976**
Lot Information
Lot Sz Ar: **21,344 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **818**
Low Sqft:
Ttl Sqft: **818**

DOM

34
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:
Lot Feat: **Front Yard, Lawn, Garden, Landscaped, Many Trees, Native Plants, Other, Private, Rectangular Lot, Secluded, See Remarks, Treed**
Park Feat: **220 Volt Wiring, Additional Parking, Covered, Double Garage Detached, Driveway, Enclosed, Garage Faces Front, Gated, Heated Garage, Insulated, Oversized, RV Access/Parking, Secured, See Remarks, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Fire Pit, Garden, Kennel, Private Entrance, Private Yard, Storage**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Separate Entrance, Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`1" x 11`9"
Bedroom - Primary	Main	11`10" x 11`7"
4pc Bathroom	Main	7`6" x 4`11"
Kitchenette	Basement	7`8" x 6`9"
4pc Bathroom	Basement	7`1" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`6" x 9`11"
Bedroom	Main	9`11" x 9`11"
Game Room	Basement	21`11" x 10`9"
Bedroom	Basement	11`3" x 11`2"
Laundry	Basement	13`11" x 9`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
HR1

7721 JK

Remarks

Pub Rmks: **This exceptional property in the heart of Bragg Creek, offers impeccable condition and modern comfort. This home, meticulously maintained inside and out, features two spacious bedrooms upstairs and an additional bedroom downstairs, making it perfect for families or those who enjoy hosting guests. The living room is the centerpiece of the home, anchored by a striking wood-burning fireplace that not only adds warmth and ambiance but is also powerful enough to efficiently heat the entire main floor. This cozy space is ideal for relaxing after a day spent enjoying all that Bragg Creek has to offer, whether it's exploring the nearby trails or simply soaking in the serene surroundings. The perfect country kitchen opens out to the back yard, has a new gas range and loads of cabinet space. On the lower level, this home includes an illegal suite with a separate entrance and a full kitchen, making it ideal for extended family, guests, or even potential rental income. The space adds a valuable layer of versatility, allowing you to tailor the set up to your needs, whether that means providing a private space for visitors or generating additional income to support your lifestyle. Outside, the property sits on a fully fenced half-acre lot, offering both privacy and plenty of room for outdoor activities, gardening, or simply enjoying the tranquility of rural living. The covered back porch is a perfect spot to unwind after a long day, providing a peaceful haven where you can relax and take in the beauty of your surroundings. A single attached garage is available and for those who need extra space, there's a detach oversized double garage/workshop, providing ample room not just for vehicles but also for hobbies, storage, or whatever projects you may have in mind. This extra space is a true asset, offering flexibility and convenience for homeowners who value having a dedicated area for their passions or practical needs. The location of this property couldn't be better. You're just a short walk from Bragg Creek Provincial Park, where endless trails await for hiking, biking, or simply enjoying the great outdoors. The community center is also within easy reach, offering a hub for local activities and events that help to foster the close-knit, welcoming atmosphere that Bragg Creek is known for. Additionally, the local school is nearby, making this home an excellent choice for families with children. 4 Burney Road is also connected to water and sewer services, which brings modern convenience to this idyllic rural setting, ensuring that you can enjoy the best of both worlds: the peace and beauty of nature, with the comfort and reliability of city utilities. Recent improvements include new shingles and a new garage door, this home is truly move-in ready, offering peace of mind and ensuring that your investment is protected for years to come. It's rare to find a property that offers such a perfect combination of location, condition, and amenities, making this home an exceptional opportunity.**

Inclusions: **2nd Stove, 2nd Fridge, 2nd Hood fan**
Property Listed By: **RE/MAX Realty Professionals**

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











