



THE
A-TEAM

**RE/MAX
FIRST**

58 MOUNTAIN LION Drive, Bragg Creek T0L 0K0

MLS® #: **A2159230**

Area: **Wintergreen_BC**

Listing Date: **08/27/24**

List Price: **\$1,598,000**

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: **1981**
Lot Information
Lot Sz Ar: **87,120 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,627**
Low Sqft:
Ttl Sqft: **2,627**

DOM

86
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **1 and Half Storey, Acreage with Residence**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pond, Environmental Reserve, Front Yard, Lawn, No Neighbours Behind, Landscaped, Square Shaped Lot, Meadow, On Golf Course, Paved, Private, Secluded, See Remarks, Treed, Views**

Park Feat:

Additional Parking, Asphalt, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Paved, Triple Garage Attached, Workshop in Garage
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Fire Pit, Other, Private Entrance, Private Yard**

Construction: **Log**
Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, See Remarks, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), 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>
2pc Bathroom	Main	5`1" x 5`5"	3pc Bathroom	Main	10`1" x 4`0"
Breakfast Nook	Main	13`11" x 11`9"	Dining Room	Main	13`11" x 14`1"
Foyer	Main	13`11" x 12`3"	Kitchen	Main	13`11" x 18`7"
Laundry	Main	18`6" x 10`5"	Living Room	Main	13`10" x 14`1"

Mud Room	Main	9`8" x 8`7"	4pc Bathroom	Upper	9`11" x 5`7"
5pc Ensuite bath	Upper	9`8" x 10`5"	Bedroom	Upper	13`10" x 14`1"
Bedroom	Upper	9`1" x 14`1"	Bonus Room	Upper	12`11" x 8`10"
Bedroom - Primary	Upper	18`1" x 11`9"	Den	Upper	16`3" x 10`6"
Walk-In Closet	Upper	6`7" x 9`7"	Walk-In Closet	Upper	4`8" x 7`10"
3pc Bathroom	Lower	10`0" x 6`7"	Bedroom	Lower	14`3" x 10`9"
Exercise Room	Lower	11`8" x 10`9"	Family Room	Lower	21`5" x 13`0"
Office	Lower	15`11" x 12`11"	Furnace/Utility Room	Lower	10`4" x 5`8"
Storage	Lower	4`11" x 13`11"			

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 8110189

Zoning: R-CRD

Remarks

Pub Rmks: COMING SOON ON AN EPISODE OF COUNTRY HOUSE HUNTERS CANADA!!! This sensational acreage is on one of the most sought-after lots in Wintergreen, perfectly situated with frontage on the pristine golf course and backing onto municipal reserve. This immaculately maintained property showcases the craftsmanship and beauty of cedar log construction while offering every modern convenience, including WHEELCHAIR ACCESSIBILITY and a POOL HOUSE WITH INDOOR POOL! Exemplifying country charm, a paved driveway leads through towering spruce to the picturesque residence, featuring dormer windows above a sprawling covered front porch. An attached TRIPLE CAR GARAGE is oversized and heated, providing space for 3 cars PLUS WORKSHOP! Lush green lawns and a firepit with a stone patio surround complete the front views, while to one side sits the enticing pool house. This entertainer's dream contains an 8' deep kidney-shaped pool with natural stone decks, changing areas, and an ACCESSIBLE LIFT! The main residence offers versatile spaces with large gathering areas and quiet hideaways. The foyer (With hardwood stairs featuring a STAIR LIFT! Seller will remove if requested.) grants views across refinished cherry hardwood floors to the gracious dining room with vaulted ceilings and a window seat, and beyond to the warmth of the living room with it's stone, wood burning fireplace. The farmhouse kitchen offers a massive butcher block island, gas stove, slate countertops, and a bay window above the sink, overlooking the expansive back deck (New in 2022) with two stair accesses to the backyard and the beauty of the wooded lot and forest reserve beyond. Open to the kitchen is an impressive casual dining area with room for a harvest table, a window seat, and a built-in desk. Additional highlights of the main floor include a mudroom with heated tile floors, a WHEELCHAIR LIFT (Seller will remove if requested.), main floor laundry, and an ACCESSIBLE BATHROOM WITH ROLL-IN SHOWER (Perfect for a DOG WASH too!)- The upper level features the primary suite with a PRIVATE SITTING ROOM/OFFICE, a 5-pc ensuite, and TWO WALK-IN CLOSETS. The upper bonus room is the ideal place to relax and connects two more spacious bedrooms (One with an ADORABLE LOFT!) and a 4-pc bath. The lower level features an open office overlooking a large family room with a gas fireplace, a gym/hobby room, a 3-pc bath with additional laundry hookups, and a spacious bedroom—perfect for guests! This exceptional property combines rustic elegance, modern convenience, and unparalleled beauty, making it the perfect haven for those pursuing the call of country living.

Inclusions: Wardrobe in Foyer, Wardrobe in vestibule to 1/2 bath, Pantry Cabinets, All Adirondack Chairs, Patio Set (Table, Umbrella, 6 Chairs, 2 Ottomans), Gazebo on Back Deck, Pool House Furniture, Wheelchair Lift (Mudroom), Stair Lift (Foyer to Upper), Pool Lift

Property Listed By: Greater Calgary Real Estate

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











