



THE
A-TEAM

**RE/MAX
FIRST**

116 BREEZEWOOD Bay, Bragg Creek T0L OK0

MLS® #: **A2170392** Area: **NONE** Listing Date: **10/04/24** List Price: **\$1,899,000**
 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: **1991**
Lot Information
 Lot Sz Ar: **215,186 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,023**
 Low Sqft:
 Ttl Sqft: **3,023**

DOM

2
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **10**
 Garage Sz: **5**

Access:
 Lot Feat: **Cul-De-Sac, Rectangular Lot, Treed, Wooded**
 Park Feat: **Additional Parking, Double Garage Attached, Heated Garage, Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air**
 Sewer: **Septic System**
 Ext Feat: **BBQ gas line, Private Entrance, Private Yard**

Construction: **Composite Siding, Stone**
 Flooring: **Ceramic Tile, Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)**
 Utilities: **Satellite Internet Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Upper	15`11" x 11`1"	Bedroom	Upper	13`8" x 11`11"
Bedroom	Upper	11`2" x 11`1"	Bonus Room	Upper	21`5" x 19`0"
5pc Ensuite bath	Upper	11`11" x 11`4"	4pc Bathroom	Upper	0`0" x 0`0"

2pc Bathroom

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1113657

Zoning:

R-RUR

Remarks

Pub Rmks:

Nestled on a breathtaking 4.94 acres of majestic forest and situated at the end of a paved cul-de-sac in West Bragg Creek, is this stunningly renovated home featuring over 3000 sqft of above grade space and garage parking for 5 cars. The serene setting encompasses you as soon as you open the entry gate and curve up the paved driveway to this impeccable house which has been completely renovated, enhancing the views and providing a warm, modern aesthetic. With a peaceful forest background visible from every window, the main level has been opened up and features a gourmet chef's kitchen with spacious eating island, quartz countertops, stainless steel appliance package including induction cooktop and wall oven, sun drenched breakfast nook, dedicated dining space, living room with focal wood burning fireplace, large home office, powder room and laundry/mud room. The upper level hosts a gorgeous primary bedroom with redesigned walk-through closet with updated spa-inspired ensuite hosting in-floor heat. Additionally on the upper level you will find two more expansive bedrooms, an updated four-piece bath, a second office/flex room and a large bonus room, perfect as a fitness room, fourth bedroom, family room or studio space. The walk-up lower level is awaiting your layout and design inspiration. The south backing yard has been carefully curated to ensure maximum privacy and beauty, while balancing the perfect amount of sun exposure and lawn space for outdoor activities or relaxing on the maintenance free deck. For your outdoor activities this property is situated steps from the Bragg Creek trail and pathway system, and the hamlet of Bragg Creek with its quaint shops, notable restaurants and amenities is a quick 7 minute drive. Please see Additional Feature Sheet for full list of renovations and more information on this spectacular property.

Inclusions:

Property Listed By:

**radon mitigation system, water softener, basement fridge, basement bar fridge, gate remotes
Sotheby's International Realty Canada**

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











