



THE
A-TEAM

**RE/MAX
FIRST**

231245 RANGE ROAD 54 , Bragg Creek TOL0K0

MLS® #: **A2171628**

Area:

Listing **10/24/24**

List Price: **\$1,349,900**

Status: **Active**

County: **Rocky View County**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Bragg Creek**
Year Built: **1996**

Finished Floor Area

Abv Sqft: **2,854**

Low Sqft:

Ttl Sqft: **2,854**

DOM

40

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 and Half Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **174,240 sqft**

Lot Shape:

Parking

Ttl Park: **8**

Garage Sz: **2**

Access:

Lot Feat: **Corner Lot, Front Yard, Low Maintenance Landscape, Gentle Sloping, Many Trees, Native Plants, Yard Drainage, Private, Secluded, Treed, Wooded**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Septic System**
Ext Feat: **Balcony, Private Entrance, Private Yard**

Construction: **Log**
Flooring: **Hardwood, Marble, See Remarks**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garburator, Gas Range, Range Hood, Refrigerator, See Remarks, Washer/Dryer**
Int Feat: **Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)**
Utilities: **Electricity Connected, Natural Gas Connected, Phone Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	13`5" x 13`1"	Living Room	Main	22`0" x 19`4"
Kitchen With Eating Area	Main	18`11" x 14`3"	Dining Room	Main	19`9" x 13`5"
2pc Bathroom	Main	8`6" x 5`1"	Bedroom - Primary	Main	19`5" x 17`0"

5pc Ensuite bath	Main	12`10" x 11`6"	Walk-In Closet	Main	11`6" x 5`9"
Bedroom	Second	20`2" x 19`4"	Bedroom	Second	20`0" x 19`5"
4pc Bathroom	Second	15`9" x 7`5"	Den	Basement	15`3" x 12`11"
Office	Basement	18`9" x 14`10"	Laundry	Basement	19`5" x 10`8"
Bedroom	Basement	23`1" x 13`0"	Mud Room	Basement	12`7" x 5`1"
3pc Bathroom	Basement	10`10" x 7`4"	Furnace/Utility Room	Basement	14`8" x 8`2"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-RUR
 Legal Desc: **9311951**

Remarks

Pub Rmks: **The 4400 sq.ft. (total developed space) 3 + 1 bedroom log home with a walk out basement is situated at the most Western edge of the 4 acre parcel with cathedral ceilings that seem to reach for the sky, mirroring the towering trees that surround it. Just moments away from the beloved Bragg Creek and the awe-inspiring trails of Kananaskis Country, this home is perfectly situated for those seeking a harmonious blend of wilderness, accessibility and prestige. A West-facing deck extends from the home, offering a front-row seat to the breathtaking changes in light from the Rocky Mountain sunsets that paint the sky with hues of gold and crimson. It is a perfect setting for gatherings under the open sky or quiet moments of reflection. Inside, this home is as versatile as it is beautiful. The entry level is perfectly set up for home based work, the private front entry complete with huge closet and reception or greeting area leads directly into the main floor bedroom that can easily suit business operations especially since it has a designated and beautifully renovated full bath. French doors separate this area of the home from the remaining living area. The main floor master, with windows framing the forest has a large walk in closet with floor to ceiling built ins. The ensuite is complete with iridescent glass vessel sinks, a travertine custom shower, a separate deep soaker tub and a travertine floor that continues from the wall in a continuous flow. The kitchen is a marvel, featuring thick, shimmering granite countertops (possibly calcite or labradorite) with a natural edge that sparkles like precious gems, custom tile work, dark cabinets and high end stainless steel appliances (Thermador and Electrolux) Beyond the home itself, the property unfolds into a realm of possibilities. A charming greenhouse stands ready to nurture dreams of vibrant gardens and fresh produce. Nestled among the trees you will find a play fort, trails and a haven for young adventurers, while the triple rail fencing and ranch gates enclose safe pastures for horses to roam freely. Every element of this property was designed to inspire wonder and joy. This log home, set against the backdrop of the Rocky Mountains, is more than a dwelling; it is a sanctuary where nature and elegance coexist in perfect harmony. Here, dreams are nurtured, and the spirit of the forest welcomes those who believe in the magic of living a life intertwined with nature's splendor. This is the perfect design to offer private and sperate space on the walkout level for growing children, older generations or a nanny and the shed could be a perfect future studio space. Adjacent to the TC Trail and moments form the West Bragg Trails. Supplements, mapping, carrying costs, detailed list of features and improvements, video, virtual tours, measurements, additional photos and all supplemental documents and details are available upon request****
 Inclusions: **Outbuildings - Shed, Shelter and Greenhouse**
 Property Listed By: **RE/MAX Realty Professionals**

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











