



THE
A-TEAM

**RE/MAX
FIRST**

67 BRACKEN Point, Bragg Creek T0L0K0

MLS® #: **A2173163** Area: **NONE** Listing Date: **10/15/24** List Price: **\$2,099,000**
 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: **1958**
Lot Information
 Lot Sz Ar: **28,749 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,162**
 Low Sqft:
 Ttl Sqft: **2,162**

DOM

36
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,Cleared,Creek/River/Stream/Pond,Garden,Low Maintenance Landscape,Gentle Sloping,Private,Secluded,Waterfront**
 Park Feat: **220 Volt Wiring,Double Garage Attached,Oversized**

Utilities and Features

Roof: **Metal**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Barbecue,Fire Pit,Garden,Playground,Private Entrance,Private Yard,Storage**

Construction: **Log,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Block,Combination,Wood**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**
 Int Feat: **Beamed Ceilings,Built-in Features,High Ceilings,Natural Woodwork**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	20`4" x 14`2"
Living Room	Main	15`2" x 19`2"
Kitchen	Main	11`7" x 14`1"
Family Room	Main	10`0" x 14`2"
Den	Main	9`3" x 9`5"
Bedroom	Main	11`11" x 11`8"
3pc Bathroom	Main	8`9" x 9`7"

Room	Level	Dimensions
Den	Main	10`9" x 11`9"
Laundry	Main	7`8" x 14`0"
Foyer	Main	15`0" x 5`10"
Dining Room	Main	6`8" x 14`2"
Bedroom	Main	10`10" x 13`1"
4pc Bathroom	Main	4`10" x 9`1"

Title:
Fee Simple
Legal Desc:

Zoning:
HR-1

4451 JK

Remarks

Pub Rmks: **OPEN HOUSE - Sunday November 17, 2024 from 1:00-3:00pm - A dream canvas for your complete inspiration - a place for a weekend retreat, a generational home for you, your children and grandchildren, a piece of Bragg Creek history and the storied property "Lazy Bones." Unobstructed access to the Elbow River, expansive views, cleared lot, bordered at the south west boundary with a serene mountain creek . . . this lot is one in a million and just steps from Bragg Creek's charming amenities and a short drive to Calgary, it's perfectly positioned for both convenience and seclusion. Imagine waking up to breathtaking upstream and downstream river vistas of the Elbow that are truly something to behold from the 1.33 acre lot (on two legal lots.) Perched high above the water, yet with easy access for world-class fishing or a quiet riverside coffee, this lot is a haven for tranquility. There is potential for a walk-out basement and incredible views from a second story (all architectural guidelines to be confirmed with land-use bylaw.) The current property features two of the original cabins full of warmth and legend and some useful additions. There is near no match and truly must be seen to be appreciated.**

Inclusions: **Hot Tub (As is, Where is)**
Property Listed By: **CIR Realty**

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









