



THE
A-TEAM

**RE/MAX
FIRST**

28 BURNEY Road, Bragg Creek TOL 0K0

MLS® #: **A2174404** Area: **NONE** Listing Date: **10/24/24** List Price: **\$899,900**
 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: **1972**
Lot Information
 Lot Sz Ar: **29,620 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,897**
 Low Sqft:
 Ttl Sqft: **1,897**

DOM

5
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Low Maintenance Landscape, Irregular Lot, Private, Treed**
 Park Feat: **Double Garage Attached, Driveway, RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **Skylight(s), Vaulted Ceiling(s)**
 Utilities: **Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	11`6" x 5`0"
Kitchen	Main	12`2" x 11`4"
Dining Room	Main	15`2" x 13`6"
Sunroom/Solarium	Main	15`8" x 8`0"
Bedroom - Primary	Upper	16`9" x 12`9"
Bedroom	Upper	12`10" x 10`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	28`5" x 13`4"
Breakfast Nook	Main	11`7" x 8`0"
Family Room	Main	11`5" x 9`11"
4pc Bathroom	Main	7`0" x 4`11"
3pc Ensuite bath	Upper	7`7" x 4`10"
Den	Upper	16`3" x 6`5"

Office Laundry	Upper Basement	12`9" x 6`3" 11`10" x 7`2"	Game Room Storage Legal/Tax/Financial	Basement Basement	19`3" x 12`0" 14`9" x 13`7"
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Title: **Fee Simple**
 Legal Desc: **820 LK**

Zoning:
R-URB

Remarks

Pub Rmks: **Nestled in the heart of Bragg Creek Hamlet on 0.65+/- acres of land this meticulously maintained 1900-square-foot home offers a unique blend of modern upgrades and natural serenity. From the moment you step inside, the quality of this property is unmistakable, from the open, flowing design of the main floor to the carefully chosen upgrades that ensure comfort, efficiency, and longevity of the home. The main floor is an expansive, open space, designed for both ease and connection. At the centre of it all is the vaulted living room area, where you'll find yourself drawn to the natural light that pours in, creating the perfect spot to relax year-round. Whether you're enjoying the morning light with your coffee or winding down after a long day, the windows and additional sunroom bring the beauty of Bragg Creek's natural landscape right into your home. This house is a testament to diligent care and attention. The owners have spared no effort in maintaining and upgrading this property. Nearly 70% of the house has been outfitted with new spray foam insulation, significantly improving energy efficiency and ensuring a warm, cozy environment during Bragg Creek's cooler months. Additionally, new windows have been installed throughout much of the home, enhancing both the aesthetic and energy efficiency, while offering clear, pristine views of the surrounding natural beauty. In a community like Bragg Creek, where rustic charm is a key appeal, this home offers the added convenience of being connected to town water and sewer services—an invaluable feature in the area. You'll enjoy the reliability and ease of modern utilities while still being immersed in the tranquility of this unique, small-town setting. Beyond the upgrades and thoughtful maintenance, Bragg Creek itself offers an unparalleled lifestyle. Whether it's hiking the nearby trails, cycling through Kananaskis, or simply enjoying the peaceful surroundings of your own backyard, every day brings opportunities to reconnect with nature. This home sits just minutes away from some of Alberta's most stunning natural attractions, making it perfect for anyone who values outdoor recreation. But while Bragg Creek feels tucked away from the hustle and bustle, you're never far from essential amenities. Local shops, quaint restaurants, and artisan cafés are all just a short walk or drive from your front door. The Hamlet's warm, close-knit community is perfect for those seeking both privacy and connection. This is a rare opportunity in an area where homes are increasingly in demand. The combination of thoughtful, energy-efficient upgrades like spray foam insulation and new windows, along with modern amenities such as town water and sewer, makes this home a standout. The two additional office spaces upstairs could accommodate the addition of closets making this a 4 bedroom home. Ample storage for all your gear is an added bonus from the basement workshop to the garage.**

Inclusions: **Shed, Alarm Hardware (no contract), workbench, storage cupboard on workbench floor, shelves and cupboard in garage, exterior security cameras and one interior security camera**

Property Listed By: **RE/MAX Realty Professionals**

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







