



THE
A-TEAM

**RE/MAX
FIRST**

155 WHITE Avenue, Bragg Creek TOL OK0

MLS®#: **A2200873**

Area: **NONE**

Listing Date: **03/11/25**

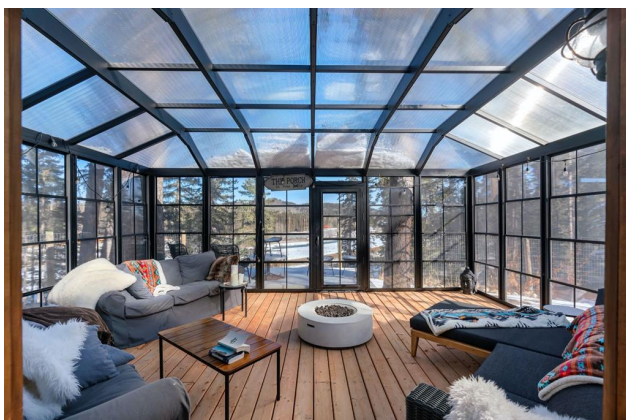
List Price: **\$1,789,900**

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: **1940**
Lot Information
Lot Sz Ar: **37,897 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,332**
Low Sqft:
Ttl Sqft: **1,332**

DOM

3
Layout
Beds: **4 (4)**
Baths: **4.0 (4 0)**
Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Creek/River/Stream/Pond,Garden,Landscaped,Level,Low Maintenance Landscape,Many Trees,Other,Private,Secluded,Sloped Down,Triangular Lot,Views,Wooded,Yard Drainage**
Park Feat: **Driveway,Gated,Gravel Driveway,Guest,Parking Lot,Parking Pad,RV Access/Parking,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Standard,Floor Furnace,Natural Gas,Wood Stove**
Sewer:
Ext Feat: **Balcony,Barbecue,Covered Courtyard,Dog Run,Garden,Lighting,Other,Private Yard,Storage**

Construction: **Log**
Flooring: **Wood**
Water Source:
Fnd/Bsmt: **Pillar/Post/Pier**

Kitchen Appl: **Dishwasher,Electric Water Heater,Refrigerator,See Remarks,Stove(s),Washer/Dryer,Water Purifier,Water Softener,Window Coverings**
Int Feat: **Beamed Ceilings,Built-in Features,Chandelier,High Ceilings,Natural Woodwork,No Smoking Home,Open Floorplan,Storage,Vaulted Ceiling(s),Wood Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`3" x 12`4"
Kitchen	Main	16`8" x 3`5"
Bedroom	Main	9`5" x 15`6"
Foyer	Main	11`11" x 13`4"
Bedroom - Primary	Second	8`9" x 9`1"
Loft	Second	13`7" x 8`0"
3pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	5`6" x 12`4"
Den	Main	18`5" x 9`5"
3pc Bathroom	Main	
Laundry	Main	3`5" x 9`9"
3pc Bathroom	Second	
Bedroom	Main	8`5" x 8`1"
Bedroom	Main	8`9" x 9`10"

3pc Bathroom

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-URB

1312600

Remarks

Pub Rmks:

Immaculate Cabins on almost 1 acre of land in an unparalleled location! Nestled in the heart of Bragg Creek, this rare property presents a unique opportunity to own a stunning retreat featuring three fully serviced cabins with sweeping river and mountain views. Whether you choose to live in one cabin while renting out one other, or sell the existing cabins to build your dream home with a potential walkout basement with breathtaking river views, this property offers many options! The property's potential for subdivision further enhances its investment appeal, as it is perched atop a cliff overlooking the serene river valley stretching from west to east. A short stroll takes you to Bragg Creek's charming town center, while the nearby Provincial Park provides unparalleled access to hiking trails and outdoor activities. There is a reason the G7 summit is being held in nearby Kananaskis as this area is world famous for its beauty. The original log cabin, restored from the ground up in 2019, spans over 1,500 sq. ft., seamlessly blending rustic charm with modern comforts. It features an amazing fireplace, two bedrooms, two 3 pc. bathrooms, and a newly added 400 sq. ft. three season sunroom that offers endless views of the river, creating the feeling of being immersed in the forest. Adjacent to the original cabin is a 480 sq ft cabin, complete with one bedroom, a bathroom, a cozy wood-burning fireplace, and picturesque river views. The third 384 sq. ft. cabin is perfectly positioned across the yard, boasting a side patio door, a deck overlooking the river, an open concept layout, a 3pc bath, and a second deck. The property also includes a venue deck and a staging area complete with a sea can for storage. The opportunity to purchase this fully furnished, fully equipped, and turnkey cabin offers immediate revenue potential, making it a fantastic investment for those seeking a live/work lifestyle. The property is fully serviced with excellent water, a well maintained septic system, and graded roads with ample parking. Beyond its financial benefits, the well documented benefits of nature in reducing stress and promoting overall well being are exemplified at this property. Located just 15 minutes from Calgary, this private nature retreat allows you to immerse yourself in the restorative power of the outdoors while enjoying a multitude of outdoor activities and creating cherished family memories. The current owner has lovingly curated this recreational haven for guests as a place of healing, rejuvenation, and reconnection and has recently spent over \$200,000 in improvements to make this a turnkey property for someone else to continue this legacy. Whether you are an investor, a nature enthusiast wanting a personal retreat, or a visionary dreaming of an extraordinary development, this property is a rare & exceptional find. A must to experience, call today!

Inclusions:
Property Listed By:

**List available
MaxWell Capital Realty**

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

