



## 64 Yoho Tinda Road Bragg Creek AB

\$379,900

\*\*\*QUINTESSENTIAL BRAGG CREEK!\*\*\*AS IS! This 0.59 acre property could be your home, weekend getaway or rental property! Escape to nature in this sought after chic & unique forested setting that is Bragg Creek! Wonderfully private with incredible potential! 20 minute drive from Calgary! Walk to the Elbow River & the charming shops/restaurants of Balsam Ave. Easy access to hiking & walking trails. A little creek flows thru the back of the property adding further to it's natural appeal. A 10 minute drive & you're in Kananaskis Country! On the lot is an 849 sq ft open-plan bungalow that is rustic & cozy! Combined living area/sleeping area with woodburning fireplace, a Murphy Bed, unique architectural elements. The kitchen has 2 freestanding chef's worktables included. A large dining area has sliding glass doors to deck/yard as does the living/sleeping area. A large entry/foyer has built-in cabinets included. New shingles on cottage in July 2018 & on foyer addition 10 years ago.\*\*\*A SPECIAL OPPORTUNITY HERE\*\*\*

Living Room 23'4" x 13'9"

Kitchen 8'11" x 7'10"

Dining Room 19'6" x 9'8"

Bedroom 10'3" x 7'6"

Other 11'1" x 9'4"



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