



# 116 Breezewood Bay Bragg Creek Alberta

\$1,899,000

Nestled on a breathtaking 4.94 acres of majestic forest and situated at the end of a paved cul-de-sac in West Bragg Creek, is this stunningly renovated home featuring over 3000 sqft of above grade space and garage parking for 5 cars. The serene setting encompasses you as soon as you open the entry gate and curve up the paved driveway to this impeccable house which has been completely renovated, enhancing the views and providing a warm, modern aesthetic. With a peaceful forest background visible from every window, the main level has been opened up and features a gourmet chef's kitchen with spacious eating island, quartz countertops, stainless steel appliance package including induction cooktop and wall oven, sun drenched breakfast nook, dedicated dining space, living room with focal wood burning fireplace, large home office, powder room and laundry/mud room. The upper level hosts a gorgeous primary bedroom with redesigned walk-through closet with updated spa-inspired ensuite hosting in-floor heat. Additionally on the upper level you will find two more expansive bedrooms, an updated four-piece bath, a second office/flex room and a large bonus room, perfect as a fitness room, fourth bedroom, family room or studio space. The walk-up lower level is awaiting your layout and design inspiration. The south backing yard has been carefully curated to ensure maximum privacy and beauty, while balancing the perfect amount of sun exposure and lawn space for outdoor activities or relaxing on the maintenance free deck. For your outdoor activities this property is situated steps from the Bragg Creek trail and pathway system, and the hamlet of Bragg Creek with its quaint shops, notable restaurants and amenities is a quick 7 minute drive. Please see Additional Feature Sheet for full list of renovations and more information on this spectacular property. (id:6769)

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 15.92 Ft x 11.09 Ft

Bedroom 13.67 Ft x 11.92 Ft

Bedroom 11.17 Ft x 11.08 Ft

Bonus Room 21.42 Ft x 19.00 Ft

5pc Bathroom 11.92 Ft x 11.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada

<https://sothebysrealty.ca/en/real-estate-team/rich>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca