



# 16 Yoho Tinda Road Bragg Creek Alberta

\$1,749,000

Stunning and picturesque riverfront property situated on the scenic Elbow River in Bragg Creek. A tranquil and private setting on a well treed half acre lot. This estate home spans an impressive 4,278 square feet across two levels and merges seamlessly into its surroundings. This superb floor plan is filled with natural light streaming through the many windows and offers a multitude of flexible living spaces. The open main level houses the formal dining room, office space and cozy living room complete with a rustic wood burning fireplace and exposed beam ceiling. Pella sliding patio doors lead to the multiple extended outdoor living spaces on the huge rear deck. The spacious family sized kitchen is the heartbeat of the home offering ample cabinet and counterspace, central island, casual dining nook plus the second of 3 wood burning fireplaces. The main floor laundry and guest bedroom and bath complete the main level. The large primary suite features an oversized private patio overlooking the river. Fall asleep and wake up to the sounds of nature everyday! The primary ensuite is complete with river views, dual sinks, separate shower and freestanding soaker tub. 2 more additional bedrooms upstairs including one with its own ensuite. Large central family room with patio door access to the huge rear deck makes a great hangout space. The secluded study is full of ambiance, offers many flexible uses and houses the third woodburning fireplace. Plenty of space for vehicles and toys with a heated triple attached garage and oversized double detached garages. Relish in your outdoor lifestyle with an array of activities to enjoy. From fishing, biking and paddle boarding, to hiking, climbing and skiing in the Rocky Mountains. Enjoy all the amenities Bragg Creek Village has to offer. All of this just minutes from your doorstep. (id:6769)

Kitchen 18.50 Ft x 13.83 Ft  
 Breakfast 8.67 Ft x 9.42 Ft  
 Dining room 18.75 Ft x 12.50 Ft  
 Living room 19.08 Ft x 13.83 Ft  
 Family room 10.83 Ft x 19.17 Ft  
 Laundry room 6.67 Ft x 4.92 Ft

3pc Bathroom 6.58 Ft x 8.42 Ft  
 Family room 21.08 Ft x 16.25 Ft  
 Family room 13.00 Ft x 26.42 Ft  
 Primary Bedroom 16.33 Ft x 13.92 Ft  
 Bedroom 15.50 Ft x 13.00 Ft  
 Bedroom 12.17 Ft x 17.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)



**Real Estate Professionals Inc.**

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Office 14.00 Ft x 14.17 Ft

Furnace 11.75 Ft x 10.17 Ft

Bedroom 19.58 Ft x 9.92 Ft

5pc Bathroom 14.00 Ft x 13.67 Ft

4pc Bathroom 8.25 Ft x 12.58 Ft

3pc Bathroom 7.67 Ft x 6.33 Ft