



## 31 White Avenue Bragg Creek Alberta

\$1,499,900

**\*\*OPEN HOUSE SATURDAY SEPT 9, 2PM - 4PM\*\*** This recently renovated property is more than just a home; it's a canvas for your dreams. Whether you're looking for a tranquil residence, a possible future home-based business, or an investment opportunity, this versatile gem ticks all the boxes and is fully renovated. Step into a space that feels like new! Every corner of this property has been meticulously redone, offering you a fresh start. From the furnace and hot water heater, to everything cosmetic, we cant forget to mention the roof, decks, garage, landscaping and a total reworking of the crawl space with new sump pumps added, the old ones decommissioned and removed and a total internal crawlspace wrap. This is Open-Concept Living at its finest and offers a spacious, light-filled interior designed for today's lifestyle, from the practicality of extra storage and a main floor master to the opulence of floor to ceiling windows, and easy indoor/outdoor living. Embrace your inner chef in the brand new, stunning, well-appointed gourmet kitchen featuring high quality stainless appliances and a central island to die for. Other key features include a Master Suite Retreat complete with a spa-like ensuite and large walk in closet. This main floor retreat offers direct access to the brand new luxury deck and outdoor living space. The expansive Outdoor living space consists of a large 0.5 acre lot providing ample space for outdoor relaxation and entertaining. with a deck and patio area worthy of an estate, complete with a custom fireplace. Historical White Ave in Bragg Creek offers both residential and commercial properties making it an entrepreneurs dream location with endless possibilities. Immerse yourself in the charm of Bragg Creek, known for its picturesque landscapes, outdoor adventures, and vibrant community that is just a short drive to Calgary and Cochrane. Those with...

Bedroom 10.92 Ft x 11.00 Ft

Bedroom 9.83 Ft x 10.75 Ft

Bedroom 8.58 Ft x 10.75 Ft

Primary Bedroom 14.17 Ft x 11.75 Ft

Other 7.75 Ft x 6.75 Ft

3pc Bathroom Measurements not available

Kitchen 15.08 Ft x 18.17 Ft

Laundry room 8.92 Ft x 4.92 Ft

Living room 18.58 Ft x 16.75 Ft

Primary Bedroom 13.33 Ft x 16.75 Ft

Storage 7.92 Ft x 11.00 Ft

Furnace 4.83 Ft x 5.92 Ft

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

Listing Presented By:



Originally Listed by:  
RE/MAX REALTY PROFESSIONALS

<http://www.braggcreekredwoodmeadows.com/>



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**4pc Bathroom** Measurements not available

**Other** 9.92 Ft x 7.92 Ft

**Dining room** 11.83 Ft x 17.50 Ft

**2pc Bathroom** Measurements not available

**Foyer** 8.33 Ft x 8.00 Ft

**5pc Bathroom** Measurements not available