



## 4 Burney Road Bragg Creek Alberta

\$919,900

This exceptional property in the heart of Bragg Creek, offers impeccable condition and modern comfort. This home, meticulously maintained inside and out, features two spacious bedrooms upstairs and an additional bedroom downstairs, making it perfect for families or those who enjoy hosting guests. The living room is the centerpiece of the home, anchored by a striking wood-burning fireplace that not only adds warmth and ambiance but is also powerful enough to efficiently heat the entire main floor. This cozy space is ideal for relaxing after a day spent enjoying all that Bragg Creek has to offer, whether it's exploring the nearby trails or simply soaking in the serene surroundings. The perfect country kitchen opens out to the back yard, has a new gas range and loads of cabinet space. On the lower level, this home includes an illegal suite with a separate entrance and a full kitchen, making it ideal for extended family, guests, or even potential rental income. The space adds a valuable layer of versatility, allowing you to tailor the set up to your needs, whether that means providing a private space for visitors or generating additional income to support your lifestyle. Outside, the property sits on a fully fenced half-acre lot, offering both privacy and plenty of room for outdoor activities, gardening, or simply enjoying the tranquility of rural living. The covered back porch is a perfect spot to unwind after a long day, providing a peaceful haven where you can relax and take in the beauty of your surroundings. A single attached garage is available and for those who need extra space, there's a detach oversized double garage/workshop, providing ample room not just for vehicles but also for hobbies, storage, or whatever projects you may have in mind. This extra space is a true asset, offering flexibility and convenience for homeowners who value having a dedicated area ...

Recreational, Games room 21.92 Ft x 10.75 Ft

Other 7.67 Ft x 6.75 Ft

Bedroom 11.25 Ft x 11.17 Ft

4pc Bathroom 7.08 Ft x 5.00 Ft

Laundry room 13.92 Ft x 9.25 Ft

Living room 15.08 Ft x 11.75 Ft

Kitchen 15.50 Ft x 9.92 Ft

Primary Bedroom 11.83 Ft x 11.58 Ft

Bedroom 9.92 Ft x 9.92 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Listing Presented By:



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