



## 44 Echlin Drive Bragg Creek Alberta

\$1,274,900

**\*\* Please click "Video's" for 3D tour \*\*** This RARE, outstanding home is within walking distance to Bragg Creek, includes 2 residences AND is set on a half acre lot with tons of trees! Stunning features include: almost 3,200 sq ft of developed living space, 5 bedrooms, 4 bathrooms, insulated/heated/oversized double garage (32 x 25.5), approximately 900 sq ft separate residence above the garage including 1 large bedroom/3-piece bath/separate laundry/walk-in closet/full kitchen/separate heating system, private 0.46 acre corner lot with tons of trees, massive wrap around deck includes 5 deck "areas", gorgeous fire pit area, vaulted cedar ceilings, lots of big windows and much more! Location is a home run - a 20 minute walk to your favorite restaurants/shops in Bragg Creek, 25 minute drive to Calgary, located on a super quiet street and only a 2 minute walk to the Elbow River! Great home for extended family or families with older children - this is a very rare opportunity! (id:6769)

Recreational, Games room 19.17 Ft x 13.50 Ft

Bedroom 13.25 Ft x 12.67 Ft

Bedroom 15.75 Ft x 10.08 Ft

Laundry room 23.92 Ft x 9.58 Ft

Family room 17.83 Ft x 13.25 Ft

3pc Bathroom 8.33 Ft x 5.17 Ft

Kitchen 15.58 Ft x 10.67 Ft

Bedroom 16.33 Ft x 13.42 Ft

Laundry room 4.00 Ft x 3.50 Ft

3pc Bathroom 11.08 Ft x 9.58 Ft

Living room 15.17 Ft x 11.33 Ft

Kitchen 15.33 Ft x 13.33 Ft

Dining room 12.00 Ft x 8.25 Ft

Primary Bedroom 13.33 Ft x 13.33 Ft

4pc Bathroom 9.58 Ft x 6.83 Ft

Bedroom 9.83 Ft x 8.92 Ft

4pc Bathroom 9.58 Ft x 6.08 Ft

Listing Presented By:



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