



63 River Drive Bragg Creek Alberta

\$1,790,000

Introducing a TRUE RIVERFRONT HOME located on the Tranquil beautiful ELBOW RIVER! This phenomenal property is situated on a Treed and extensively landscaped 1/2 half ACRE LOT in BRAGG CREEK! Unobstructed River views, stunning opportunities for RELAXING, water sports, entertaining, Private yet walking distance to all amenities! Indulge yourself in the NATURAL BEAUTY and experiences with WILDLIFE on this truly remarkable piece of land. LUXURY AIRBNB or vacation home opportunity available Fully furnished so you can just begin your new life with ease average income in the area \$500 plus a night! Located only 25 minutes from Calgary your NEW HOME has so much to offer with a TRUE DESTINATION or RESORT feel, relax with a quiet coffee or cocktail on the raised Deck footsteps from the waterfront, enjoy a soothing crackling Fire roasting SMORES in the evening watching the AMAZING SUNSET, fall asleep in the Hamock listening to the soothing water sound, Enjoy a wood fired PIZZA from your locally crafted PIZZA OVEN and finally dip in to the HOT TUB for a relaxing SOAK under the stars! Located on a no through road with lots of Natural Sun at all hours throughout the day it truly is MAGICAL! Come on inside and enjoy this special home at over 2300 sq ft, Meticulously maintained and designed with detail! As you walk in the front door your visual direction leads your heart and eyes across the lovely hardwood floors to the VIEWS of the River. Breathe the fresh air and fall in love with the beautiful Kitchen layout with lots of space to cook, entertain and host family and friends! The main floor features a Flex Kitchen with Dining Space complete with large picture windows. Main floor Living Room is a Show Piece and lends itself to exceptionally high ceilings and STUNNING VIEWS! The parlor or reading room is another area to be surrounded by the beautiful OUTDOORS while having a room t...

Kitchen 12.50 Ft x 10.58 Ft
Dining room 11.58 Ft x 10.50 Ft
Family room 17.42 Ft x 11.42 Ft
Living room 17.25 Ft x 15.42 Ft
Den 11.58 Ft x 11.17 Ft
Bedroom 11.58 Ft x 11.17 Ft

3pc Bathroom .00 Ft x .00 Ft
Bonus Room 11.67 Ft x 8.17 Ft
Primary Bedroom 19.33 Ft x 15.25 Ft
Bedroom 15.25 Ft x 11.25 Ft
4pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



Originally Listed by:
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