



## 64 Breezewood Bay Bragg Creek Alberta

\$1,655,000

This incredible ONE-OF-A-KIND property on over 5 acres amidst towering spruce, pine, and poplar in stunning West Bragg Creek offers endless outdoor adventures with Bragg Creek Provincial Park and Kananaskis Country minutes away and Calgary under 30 minutes for commuters. With TWO EXTREMELY STRONG WATER WELLS, no community restrictions, and over 4200 sqft of developed living space, it's a rural living dream. The residence's versatile layout suits both couples and large families, featuring multiple decks, patios, and balconies that invite wildlife. The detached double garage, "The Cabin," serves as a converted living space with stunning nature views. This property, formerly Kruger's Guest House, has INCOME-GENERATING OPPORTUNITIES, having been a licensed B&B with five private spaces for shared accommodation. Highlights include "The Grand Room" with vaulted ceilings and a wood-burning stove, "The Eagle's Nest" with a secluded balcony, and "The Hideaway" with a private entrance and deck and "The Walk-Out" with a kachelofen, 2 person bubbling tub and private patio. The central kitchen with picture windows and a generous dining room is perfect for gatherings. Developed for functionality, it includes two driveway entrances joining at a massive loop, RV parking, a detached pavilion with a party room doubling as a carport, an outdoor kitchen, a workshop, an enormous firepit, and a handcrafted log picnic table. Gardens brimming with flowers frame the natural setting, offering relaxation and tranquility. This property is a country haven and a unique opportunity not to be missed! (id:6769)

4pc Bathroom 8.17 Ft x 6.25 Ft

Bedroom 19.75 Ft x 12.50 Ft

Hall 6.50 Ft x 12.75 Ft

Storage 30.67 Ft x 27.50 Ft

Furnace 3.33 Ft x 6.75 Ft

4pc Bathroom 8.42 Ft x 10.50 Ft

3pc Bathroom 9.83 Ft x 6.25 Ft

Bedroom 11.75 Ft x 11.33 Ft

Kitchen 21.58 Ft x 9.08 Ft

Laundry room 11.75 Ft x 5.58 Ft

Great room 17.75 Ft x 26.00 Ft

5pc Bathroom 8.17 Ft x 7.08 Ft

Bedroom 11.67 Ft x 14.42 Ft

Other 8.58 Ft x 6.75 Ft

Primary Bedroom 11.17 Ft x 21.17 Ft

Bedroom 17.17 Ft x 26.92 Ft

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

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Dining room 22.83 Ft x 14.92 Ft

3pc Bathroom 6.58 Ft x 6.75 Ft

Foyer 18.25 Ft x 11.17 Ft