



64 Breezewood Bay Bragg Creek Alberta

\$1,449,900

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 potential for B&B or AirBnB, having been a licensed B&B in the past 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, "The Hideaway" with private ensuite and secluded access, and "The Walk-Out" with a 2 person bubbling tub and private patio. The central kitchen with picture windows and a generous dining room are perfect for gatherings. Developed for functionality, this property includes two legal 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

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Listing Presented By:



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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