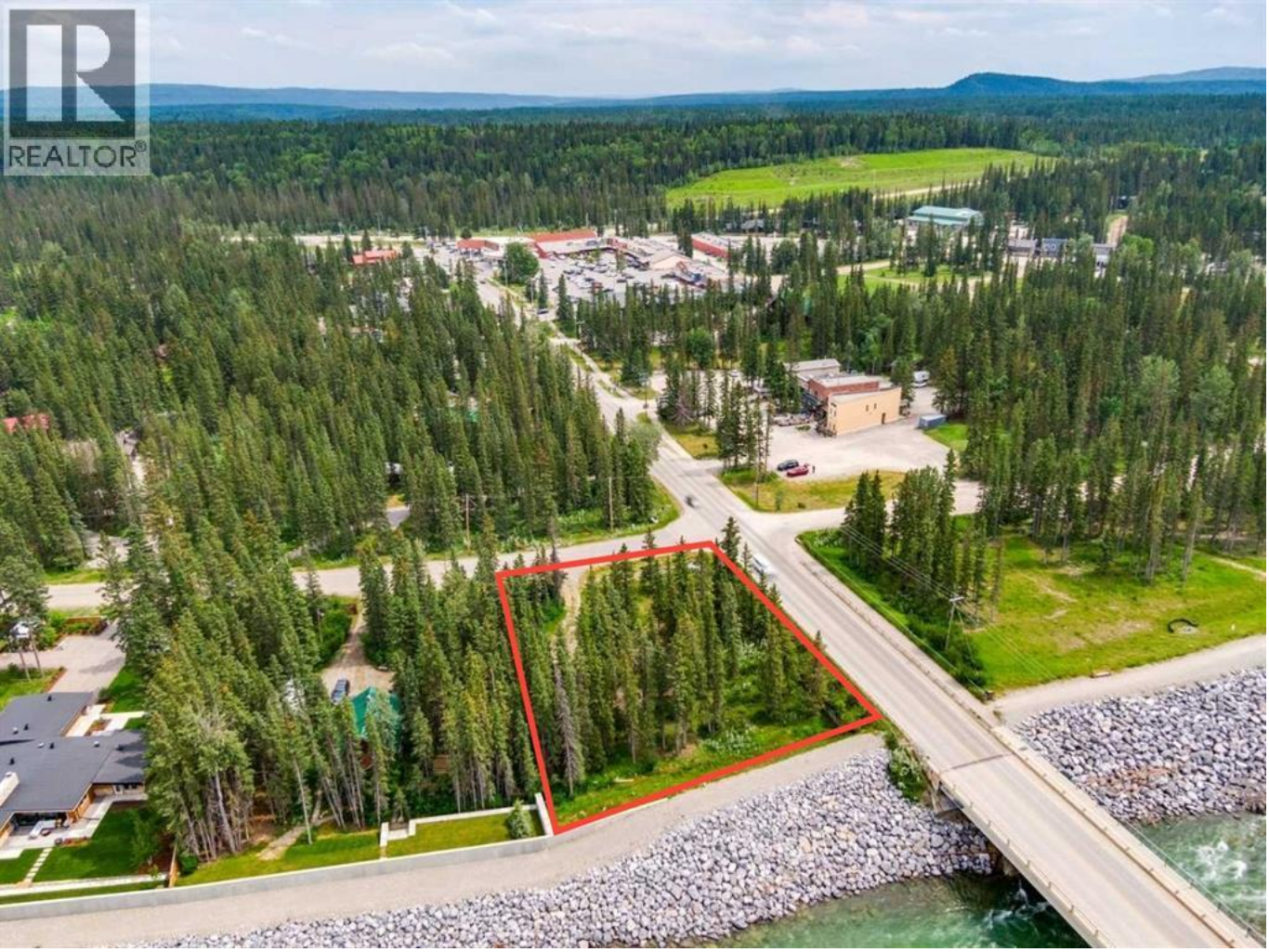
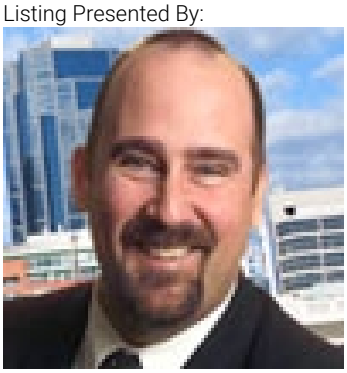


19 River Drive Bragg Creek Alberta

$999,999

Nestled in the heart of Bragg Creek, this exceptional riverfront property combines natural beauty, walkable village living, and outstanding development potential. Mature trees, direct Elbow River frontage, and proximity to local shops, restaurants, and trails create an unparalleled setting for those seeking a lifestyle unlike any other. Whether your vision is a luxury estate, family retreat, or future residential redevelopment, this property offers flexibility rarely found in today's market. Highlights include premium Elbow River frontage, an approximately 0.43-acre lot, and walking access to restaurants, cafes, shopping, trails, and community amenities. Located within the Bragg Creek Hamlet Core, the property supports higher-density residential development, subject to municipal approvals. Existing Direct Control zoning further demonstrates its significant long-term development potential. Extensive engineering, geotechnical, planning, and technical studies have already been completed. Much of this work may be adaptable for future redevelopment, potentially reducing entitlement risk, shortening timelines, and lowering pre-development costs. The property is protected by an existing flood berm and was unaffected during the 2013 flood. More than an exceptional homesite, this property was previously approved under a Direct Control Bylaw for a boutique hotel, restaurant, brewery, and hospitality development. That approval generated years of technical work, including architectural drawings, engineering reports, geotechnical investigations, planning studies, and supporting documentation. Future purchasers may benefit from this substantial body of work when pursuing new development opportunities. Only minutes from Kananaskis Country and less than an hour from downtown Calgary, Bragg Creek offers an unmatched blend of mountain recreation, vibrant local culture, and year-roun...

Listing Presented By:



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