



## 231173 Range Road 54 Bragg Creek Alberta

\$1,199,000

Discover the epitome of rustic elegance in this charming hillside bungalow, boasting an expansive 3000 square feet of living space and nestled on a serene 8.53-acre parcel in the coveted West Bragg Creek area. A picturesque retreat among the trees, this property offers unmatched privacy, breathtaking vistas, and the added allure of a beautiful pond. Step inside to be greeted by vaulted ceilings, oak hardwood flooring, and panoramic views that grace every room. The formal dining room flows seamlessly into the family room, where French doors lead to a wrap-around deck—perfect for embracing the beauty of the surroundings. The well-appointed kitchen features stainless steel appliances, granite countertops, and an inviting breakfast nook. The lower level is an entertainer's paradise, featuring an impressive rec room complete with a kitchenette. For guests seeking privacy and comfort, there is a dedicated guest room with its own private entrance. This private entrance not only adds an element of exclusivity for guests but also provides the potential for the space to be utilized as an Airbnb rental. Equestrian enthusiasts will find this property perfectly equipped, boasting cross-fencing, horse shelters, heated automatic horse waterers, barns, and a tack room. The inclusion of dog runs, dog kennels, and cat kennels adds a valuable bonus to the property, creating a range of opportunities for both owners and potential business ventures. Additional highlights include a double garage and heated workshop. Immerse yourself in the joys of country living, where fishing, skating, and horse riding await just beyond your doorstep. Only a short half-hour drive from Calgary, this captivating property offers an unparalleled lifestyle in a serene countryside setting. Book your showing today! (id:6769)

Bedroom 16.50 Ft x 13.42 Ft

Bedroom 13.83 Ft x 19.00 Ft

Family room 15.67 Ft x 19.00 Ft

Exercise room 19.17 Ft x 15.50 Ft

3pc Bathroom Measurements not available

Kitchen 9.42 Ft x 15.67 Ft

Dining room 9.08 Ft x 13.75 Ft

Living room 14.00 Ft x 17.17 Ft

Primary Bedroom 13.75 Ft x 13.25 Ft

Bedroom 13.67 Ft x 19.01 Ft

Office 11.75 Ft x 10.17 Ft

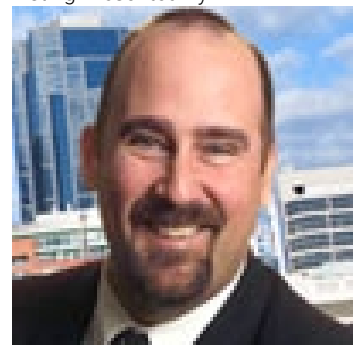
2pc Bathroom Measurements not available

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

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

Listing Presented By:



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