



## 232089 Range Road 54 Bragg Creek Alberta

\$1,449,000

PRICE IMPROVEMENT! RARE OPPORTUNITY! 9.5 ACRES! 4500+ square feet on the upper 2 levels! Welcome to 232089 Range Road 54, West Bragg Creek! This beautiful acreage offers mountain views and a private pond; fenced and cross fenced with a barn, this property gives you a great chance to have horses or other animals and keep them at home! Its proximity to the Bragg Creek Day Use Area (the ultimate in outdoor recreation trail system) gives you that perfect opportunity to enjoy well-maintained trails in both winter and summer! And this house... Over 5000 square feet of developed space with an abundance of features and options. An incredible master bedroom suite you might not want to leave with its private balcony looking out onto wildlife trails and mountain views. Enjoy your steam shower or soaker tub or just relax with a good book by the fireplace. And speaking of fireplaces, wait until you see the great room with its floor to ceiling brick fireplace. Savour some of the great views outside looking west into your private yard with an abundance of wildlife parading by. Or maybe you want to have a cozy seat in front of the fireplace in the main floor family room after a nice soak in the hot tub just outside the door. If you enjoy entertaining, your options are only limited by your imagination. This home offers an incredible kitchen with a huge island and upgraded appliances including built-in double ovens. With tons of counter space, it is a dream to prepare a meal. Sit down in the dining room for a formal meal or let the gang spill out onto the deck and backyard and enjoy the quiet and ambience of West Bragg Creek. Sitting on the deck or enjoying your hot tub, you will be mesmerized by some of the most spectacular night skies you will ever see. For a change of pace you can escape to your downstairs family room. You'll love the epoxy floor with its Batman logo and the amp...

Family room 21.92 Ft x 18.42 Ft

Recreational, Games room 11.42 Ft x 31.25 Ft

Furnace 42.58 Ft x 31.67 Ft

Great room 15.00 Ft x 24.33 Ft

Family room 14.83 Ft x 15.42 Ft

Dining room 12.42 Ft x 12.08 Ft

Breakfast 12.08 Ft x 12.42 Ft

Bedroom 14.42 Ft x 13.08 Ft

Bedroom 12.33 Ft x 11.17 Ft

5pc Bathroom 14.75 Ft x 9.75 Ft

Other 11.92 Ft x 19.25 Ft

6pc Bathroom 19.42 Ft x 12.25 Ft

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

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://jackmolyneux.exp Realty.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Kitchen 16.08 Ft x 19.33 Ft  
Laundry room 10.75 Ft x 16.33 Ft  
Living room 23.17 Ft x 19.25 Ft  
Kitchen 10.42 Ft x 5.42 Ft

Primary Bedroom 30.92 Ft x 16.08 Ft  
Loft 12.67 Ft x 25.50 Ft  
2pc Bathroom 9.75 Ft x 5.92 Ft