



## 24 Wintergreen Way Bragg Creek Alberta

\$1,549,900

**\*\* Open House Saturday July 13th from 1-4pm \*\*** Are you tired of all the traffic, sirens, noisy neighbors, and the steady drone from vehicles that comes from living in the city? If you are longing for peace, tranquility, and a view that never ends then this is the home for you. This beautiful, palatial home of 5,695 sq. ft. of developed space is located just minutes from Bragg Creek (35 minutes from Calgary) in a gated community, sits on a half-acre lot, is surrounded by forest, and backs onto the renowned 18th hole of Wintergreen Golf Course. The curb appeal is truly stunning--with a rock and stucco facade; arched windows and custom entrance to match; low-maintenance landscaping; oversized triple garage; and exposed-aggregate driveway with stone pillars. That being said, the location and curb appeal are just the beginning; elegance, sophistication, and superior design meet in this custom-built home to make it the complete package. Upon entering the home, you are welcomed by the grand entrance which is flooded with natural-light from the south-facing first and second floor custom-designed windows, and a view of the inside of the home that is breathtaking with its: travertine stone tiles, brushed-copper barrel vault over the foyer, copper and stone waterfall fountain, and solid walnut flooring. How can it possibly get better; you ask? It can. Step down into a beautiful sitting room with the first fireplace or, to your right, is the formal dining room with custom walnut and maple hardwood flooring. Keep going straight and you'll end up in the open-concept main living area. The living room is grand, and is perfect for entertaining all your family and friends, features a beautiful fireplace with a massive cherry mantel, is open to the second floor, and features a custom tray ceiling. Natural light cascades into the room from the copious windows and will be sure to lift...

Bedroom 10.92 Ft x 19.33 Ft

4pc Bathroom 9.17 Ft x 6.50 Ft

Storage 9.58 Ft x 6.50 Ft

Recreational, Games room 37.83 Ft x 24.67 Ft

Media 14.50 Ft x 17.58 Ft

Living room 12.58 Ft x 19.33 Ft

Dining room 12.50 Ft x 13.25 Ft

Family room 17.33 Ft x 23.58 Ft

Breakfast 11.17 Ft x 11.33 Ft

2pc Bathroom 4.17 Ft x 7.25 Ft

Den 13.25 Ft x 13.17 Ft

Laundry room 7.50 Ft x 9.00 Ft

Bedroom 11.42 Ft x 13.92 Ft

5pc Bathroom 6.92 Ft x 12.08 Ft

Bonus Room 9.00 Ft x 24.67 Ft

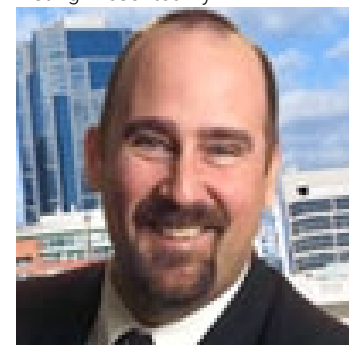
Bedroom 11.00 Ft x 13.42 Ft

Primary Bedroom 15.00 Ft x 22.17 Ft

5pc Bathroom 14.67 Ft x 15.58 Ft

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Listing Presented By:



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