



28 Burney Road Bragg Creek Alberta

\$899,900

Nestled in the heart of Bragg Creek Hamlet on 0.65+/- acres of land this meticulously maintained 1900-square-foot home offers a unique blend of modern upgrades and natural serenity. From the moment you step inside, the quality of this property is unmistakable, from the open, flowing design of the main floor to the carefully chosen upgrades that ensure comfort, efficiency, and longevity of the home. The main floor is an expansive, open space, designed for both ease and connection. At the centre of it all is the vaulted living room area, where you'll find yourself drawn to the natural light that pours in, creating the perfect spot to relax year-round. Whether you're enjoying the morning light with your coffee or winding down after a long day, the windows and additional sunroom bring the beauty of Bragg Creek's natural landscape right into your home. This house is a testament to diligent care and attention. The owners have spared no effort in maintaining and upgrading this property. Nearly 70% of the house has been outfitted with new spray foam insulation, significantly improving energy efficiency and ensuring a warm, cozy environment during Bragg Creek's cooler months. Additionally, new windows have been installed throughout much of the home, enhancing both the aesthetic and energy efficiency, while offering clear, pristine views of the surrounding natural beauty. In a community like Bragg Creek, where rustic charm is a key appeal, this home offers the added convenience of being connected to town water and sewer services—an invaluable feature in the area. You'll enjoy the reliability and ease of modern utilities while still being immersed in the tranquility of this unique, small-town setting. Beyond the upgrades and thoughtful maintenance, Bragg Creek itself offers an unparalleled lifestyle. Whether it's hiking the nearby trails, cycling through Kananaskis, or simply ...

Recreational, Games room 19.25 Ft x 12.00 Ft

Laundry room 11.83 Ft x 7.17 Ft

Storage 14.75 Ft x 13.58 Ft

Foyer 11.50 Ft x 5.00 Ft

Living room 28.42 Ft x 13.33 Ft

Kitchen 12.17 Ft x 11.33 Ft

Family room 11.42 Ft x 9.92 Ft

Sunroom 15.67 Ft x 8.00 Ft

4pc Bathroom 7.00 Ft x 4.92 Ft

Primary Bedroom 16.75 Ft x 12.75 Ft

3pc Bathroom 7.58 Ft x 4.83 Ft

Bedroom 12.83 Ft x 10.67 Ft

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

Listing Presented By:



Originally Listed by:
RE/MAX Realty Professionals

<http://www.braggcreekredwoodmeadows.com/>

RE/MAX Realty Professionals

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Breakfast 11.58 Ft x 8.00 Ft
Dining room 15.17 Ft x 13.50 Ft

Den 16.25 Ft x 6.42 Ft
Office 12.75 Ft x 6.25 Ft