

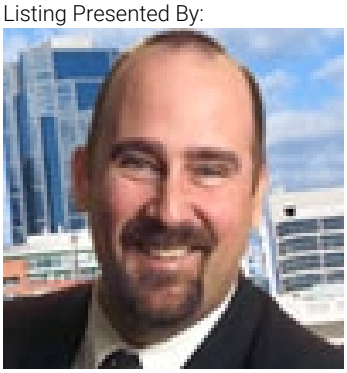
39 Highlands Terrace Bragg Creek Alberta

$1,299,900

Set on 4.00 acres of mature trees in The Highlands of West Bragg Creek, this walkout bungalow offers a balance of space, functionality, and a quiet rural setting just minutes from the hamlet. With over 2,400 square feet above grade and a fully developed lower level, the home features five bedrooms and 3.1 bathrooms, with a layout that supports both day-to-day living and hosting family and guests .The main floor includes three bedrooms, a formal dining room, private office, and a spacious living area anchored by oak hardwood flooring and large windows that connect the home to its natural surroundings. The kitchen has been updated and provides ample storage and workspace with an island the size of, well, an island! It transitions into a breakfast nook and out to a large deck with glass railing--an ideal spot to take in the natural beauty and seasonal creek. Neutral paint throughout creates a cohesive, move-in ready feel, while Hunter Douglas honeycomb blinds add both style and efficiency.The primary suite includes an updated ensuite with in-floor heat and a curb-less shower, designed with comfort and accessibility in mind. An elevator lift connects the garage, main level, and walkout basement, offering flexibility for a variety of living needs. The lower level includes a large recreation space with a games area, a pool table (included), two additional bedrooms, and a second office that could also function as a bedroom.Practical upgrades include two newer furnaces. water filtration and reverse osmosis systems all within the past 7 years. The home is serviced by a well and septic system that has been maintained to ensure proper functioning.For those needing workspace or storage, the property is well equipped with a heated attached triple garage with high ceilings and room for car-lifts, a heated detached double garage/shop, and an RV parking port with electrical servic...

4pc Bathroom 6.42 Ft x 10.17 Ft
Bedroom 13.83 Ft x 17.42 Ft
Bedroom 13.83 Ft x 17.42 Ft
Recreational, Games room 33.92 Ft x 31.50 Ft
Den 12.17 Ft x 16.08 Ft
Laundry room 14.58 Ft x 13.75 Ft
Bedroom 17.08 Ft x 9.92 Ft
Furnace 11.75 Ft x 10.17 Ft
Living room 18.50 Ft x 19.00 Ft
Primary Bedroom 20.42 Ft x 17.33 Ft
Bedroom 14.00 Ft x 12.58 Ft
Bedroom 14.33 Ft x 15.08 Ft
2pc Bathroom 5.08 Ft x 5.33 Ft
Other 9.58 Ft x 12.33 Ft
5pc Bathroom 14.42 Ft x 8.50 Ft
Office 9.25 Ft x 10.92 Ft
4pc Bathroom 10.92 Ft x 5.92 Ft
Foyer 17.83 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

http://www.diane-richardson.com/

RE/MAX Realty Professionals

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

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

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Dining room 12.17 Ft x 10.58 Ft

The property information on this website is derived from the Canadian Real Estate Association''s Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.