



45 Elbow Rise Bragg Creek Alberta

\$1,349,900

A beautifully renovated single story home on a 5.53 acre lot in Bragg Creek, Alberta is available for sale and within walking distance to shops and restaurants. The property is elevated, backing onto natural greenspace and hiking trails, allowing direct access from the backyard. The upper level of the home has been professionally renovated to top tier standards and was completed in 2024, featuring vaulted ceilings that create a sense of spaciousness, a cozy wood-burning stove, a large master suite, and a second large main floor bedroom or den. The chef's kitchen, designed with granite countertops, state-of-the-art appliances including double dual fuel ovens and gas range, Fisher & Paykel double drawer dishwasher system, Maytag fridge and custom cabinetry, is perfect for creating culinary delights. The master suite is a tranquil retreat with an ensuite that includes a custom tile shower and a large soaker tub, thoughtfully designed to be accessible (barrier free shower) if needed. Renovations were meticulously carried out by a high-end contracting company. The basement is fully finished, offering additional living space with a full bathroom and custom tile shower, two bedrooms both with huge windows, a family room, and a mechanical room equipped with a new water treatment system. The outdoor space is a true haven, landscaped with a pergola dining area, walkways, planter beds and boxes, and a spacious ground-level deck and salt water hot tub (negotiable), there is a large partitioned fenced off garden, 2 more storage sheds for wood and outdoor maintenance equipment. The area is ideal for entertaining, featuring a covered outdoor cooking area. Two greenhouses and a shed provide ample space for gardening and storage. The backyard trails offer stunning views of the river valley and extend East towards the city, perfect for nature walks and exploring. Abundant wildlife a...

Bedroom 19.67 Ft x 13.92 Ft

Bedroom 13.58 Ft x 10.25 Ft

Family room 13.50 Ft x 10.58 Ft

Storage 5.50 Ft x 5.75 Ft

3pc Bathroom 7.42 Ft x 5.42 Ft

Furnace 12.00 Ft x 10.50 Ft

Kitchen 16.00 Ft x 11.67 Ft

Dining room 11.67 Ft x 9.92 Ft

Primary Bedroom 15.92 Ft x 13.92 Ft

Other 8.42 Ft x 7.83 Ft

5pc Bathroom 13.75 Ft x 11.75 Ft

Bedroom 14.00 Ft x 11.17 Ft

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

Listing Presented By:



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RE/MAX Realty Professionals

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

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Workshop 27.00 Ft x 23.00 Ft

4pc Bathroom 11.75 Ft x 6.00 Ft

Living room 23.42 Ft x 20.00 Ft