

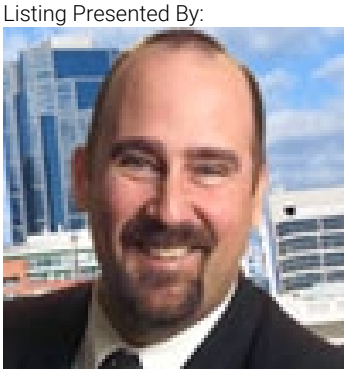
51 Echlin Drive Bragg Creek Alberta

$1,199,000

This half-acre Bragg Creek sprawling bungalow, combines extensive upgrades with an exceptional natural setting backing directly onto the creek. Positioned for efficient access to The Cowboy Trail and The Trans Canada Trail for scenic drives, breathtaking cycling, hiking, cross-country skiing and horseback riding. The estate features a newly painted cedar exterior, asphalt shingle roof (2018) with heat trace cables, updated triple-pane windows, and a newly sealed tarmac driveway leading to an oversized, heated double garage. Indoors, wide-plank pine hardwood leads past a front office into a sunken family room with a gas fireplace, paired with an updated open concept kitchen featuring crushed granite counters and stainless steel gas appliances. The main floor includes a primary suite with a five-piece ensuite and jacuzzi tub, while a dedicated sunroom houses a swim spa with access to the large west facing outdoor deck. The main living area also includes 2 more bedrooms and a full bathroom that connects to a thoughtfully finished basement featuring a private bedroom and walk in closet, bathroom/laundry room, and two expansive storage spaces. A central recreation area centers around an electric fireplace with additional space for visitors featuring a built in Murphy bed, while a newly built addition showcases radiant heated floors and large egress windows--providing immediate flexibility to customize into a media room, home office, or additional bedroom. Efficient mechanicals and functional updates provide peace of mind and minimize upcoming maintenance costs. Designed for long-term utility and ROI, the infrastructure includes updated electrical panels, an IBC boiler for existing and expandable in-floor heating, two Lennox furnaces, a backup generator, five sump pumps with heat-traced drainage lines, and a high efficiency 75 gallon hot water tank with no Poly-B piping....

Bedroom 11.42 Ft x 12.42 Ft
3pc Bathroom 12.00 Ft x 8.42 Ft
Other 33.42 Ft x 11.42 Ft
Addition 25.00 Ft x 12.42 Ft
Primary Bedroom 10.67 Ft x 15.51 Ft
5pc Bathroom 9.67 Ft x 10.67 Ft
3pc Bathroom 5.75 Ft x 6.08 Ft
Office 9.67 Ft x 10.33 Ft
Kitchen 20.42 Ft x 20.50 Ft
Dining room 10.50 Ft x 15.92 Ft
Living room 24.75 Ft x 11.92 Ft
Foyer 12.33 Ft x 16.83 Ft

Listing Presented By:



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Royal LePage Benchmark

RE/MAX Realty Professionals

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Bedroom 13.50 Ft x 11.33 Ft

Bedroom 9.67 Ft x 10.33 Ft

Sunroom 13.08 Ft x 23.83 Ft