



51130 Township Road 232 Road Bragg Creek Alberta

\$934,900

Escape the city to a more relaxed, quiet environment - this pristine family home is nestled on a 1.01-acre slice of paradise in popular Bragg Creek. It's a short 2km from the village and just 7km to Kananaskis Country/West Bragg Creek and its x-country skiing, hiking, mountain biking, and equestrian trails. While the covered front porch offers the opportunity to enjoy breathtaking sunsets, step inside to discover a wealth of other features and upgrades. The heated porcelain tile entrance transitions to exquisite 'tigerwood' hardwood flooring that flows into the spacious dining room & main floor hallways. Heated porcelain tile floors in both the main-floor powder room and 4-piece bathroom upstairs will also keep your feet toasty warm, as will the luxurious carpet in the living room. It boasts a vaulted, open-beam ceiling where you'll feel right at home curled up around the wood-burning stove with its beautiful slate hearth & stone wall. The modern kitchen features cherry cabinets and sleek Corian counters, breakfast bar, a newer gas stove with electric oven, walk-in pantry and separate upright freezer. The large rear deck complete with hot tub ("as is") is a great place to relax and watch the stars...or wildlife! Energy-efficient triple-paned vinyl windows provide additional viewing opportunities and allow warm, natural light to bathe the home. Upstairs, the primary bedroom is large enough to accommodate a king-size bed and nightstands. It has a walk-in closet and vanity with sink. There's another bedroom, a 4-piece bathroom, a den and a huge third bedroom/loft with its own balcony. The partial basement features two hi-efficiency furnaces, HEPA filter, an iron filtration system, water softener and sump pump. Outside is a heated, over-size double detached garage with insulated storage room. A 'heritage' barn has additional storage, former horse stalls and dog runs,...

Primary Bedroom 13.42 Ft x 15.75 Ft

Bedroom 9.50 Ft x 11.58 Ft

Bedroom 15.83 Ft x 13.00 Ft

Den 9.50 Ft x 6.75 Ft

Living room 22.58 Ft x 16.58 Ft

Dining room 11.42 Ft x 17.83 Ft

Kitchen 11.33 Ft x 7.75 Ft

Breakfast 9.50 Ft x 3.75 Ft

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

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<https://waynelson.royalpage.ca/>

RE/MAX Realty Professionals

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

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

4pc Bathroom 9.50 Ft x 5.00 Ft

2pc Bathroom 4.42 Ft x 4.92 Ft