



## 58 Mountain Lion Drive Bragg Creek Alberta

\$1,598,000

RARE OPPORTUNITY! This sensational acreage is on one of the most sought-after lots in Wintergreen, perfectly situated with frontage on the pristine golf course and backing onto municipal reserve. This immaculately maintained property showcases the craftsmanship and beauty of cedar log construction while offering every modern convenience, including WHEELCHAIR ACCESSIBILITY and a POOL HOUSE WITH INDOOR POOL! Exemplifying country charm, a paved driveway leads through towering spruce to the picturesque residence, featuring dormer windows above a sprawling covered front porch. An attached TRIPLE CAR GARAGE is oversized and heated, providing space for 3 cars PLUS WORKSHOP! Lush green lawns and a firepit with a stone patio surround complete the front views, while to one side sits the enticing pool house. This entertainer's dream contains an 8' deep kidney-shaped pool with natural stone decks, changing areas, and an ACCESSIBLE LIFT! The main residence offers versatile spaces with large gathering areas and quiet hideaways. The foyer (With hardwood stairs featuring a STAIR LIFT! Seller will remove if requested.) grants views across refinished cherry hardwood floors to the gracious dining room with vaulted ceilings and a window seat, and beyond to the warmth of the living room with it's stone, wood burning fireplace. The farmhouse kitchen offers a massive butcher block island, gas stove, slate countertops, and a bay window above the sink, overlooking the expansive back deck (New in 2022) with two stair accesses to the backyard and the beauty of the wooded lot and forest reserve beyond. Open to the kitchen is an impressive casual dining area with room for a harvest table, a window seat, and a built-in desk. Additional highlights of the main floor include a mudroom with heated tile floors, a WHEELCHAIR LIFT (Seller will remove if requested.), main floor laundry, and an ACCESSIB...

3pc Bathroom 10.00 Ft x 6.58 Ft  
 Bedroom 14.25 Ft x 10.75 Ft  
 Exercise room 11.67 Ft x 10.75 Ft  
 Family room 21.42 Ft x 13.00 Ft  
 Office 15.92 Ft x 12.92 Ft  
 Furnace 10.33 Ft x 5.67 Ft

Dining room 13.92 Ft x 14.08 Ft  
 Foyer 13.92 Ft x 12.25 Ft  
 Kitchen 13.92 Ft x 18.58 Ft  
 Laundry room 18.50 Ft x 10.42 Ft  
 Living room 13.83 Ft x 14.08 Ft  
 Other 9.67 Ft x 8.58 Ft

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

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

Storage 4.92 Ft x 13.92 Ft

2pc Bathroom 5.08 Ft x 5.42 Ft

3pc Bathroom 10.08 Ft x 4.00 Ft

Breakfast 13.92 Ft x 11.75 Ft

4pc Bathroom 9.92 Ft x 5.58 Ft

5pc Bathroom 9.67 Ft x 10.42 Ft

Bedroom 13.83 Ft x 14.08 Ft