



## 66 Moose Drive Bragg Creek Alberta

\$1,295,000

Welcome to the tranquility, privacy & freedom of estate living in this bright, open, contemporary, custom designed home nestled in the heart of Wintergreen. Enjoy the serenity of escaping from the stress of city life to your private 2 acre treed paradise while enjoying the many benefits of being part of the vibrant & friendly community of beautiful Bragg Creek. This tastefully updated home features expansive windows, soaring vaulted ceilings & clear stained oak hardwood floors. The walls of windows bring in the natural beauty of the surroundings & the many skylights flood the home with natural sunlight. Enjoy over 3094 sqft of tastefully developed living space including 4 bedrooms plus a den & 3 baths. Hardwood flooring, freshly painted walls & upgraded fixtures are some of the recent improvements made to the home. Sunny kitchen with gas cooktop, breakfast bar, freshly painted cabinets & new hardware overlooks the oversized family room with its cozy wood burning fireplace with a gas log lighter & wall of sliding glass doors that open onto an 800 sq ft tiered, cedar deck. Third level loft has been converted into a library for those bookworms searching for their perfect reading nook. Huge master with private office, walk-in closet & 5 piece spa-like en-suite with soaker tub & double vanity. Other features include a dining room, sitting room, media room, & walk out basement. Triple car garage at the end of a winding driveway with a sheltered walkway to the mudroom entrance of the house. Relax and enjoy spotting the wildlife from your private deck while soaking in the hot tub. You & your pets will love the convenience of the indoor/outdoor kennels & dog run. A few of the advantages of this property include municipal water & Starlink internet hardware (buyer to arrange their own contract). Follow the path to the end of the lot, you can see that the property overlooks a...

Den 13.50 Ft x 12.25 Ft

Furnace 8.67 Ft x 5.00 Ft

Storage 10.58 Ft x 7.00 Ft

Media 21.25 Ft x 14.08 Ft

Bedroom 14.25 Ft x 10.00 Ft

Storage 11.75 Ft x 3.58 Ft

Office 13.25 Ft x 8.67 Ft

Laundry room 9.83 Ft x 7.08 Ft

2pc Bathroom .00 Ft x .00 Ft

Other 11.00 Ft x 7.00 Ft

Other 8.17 Ft x 8.00 Ft

Primary Bedroom 12.83 Ft x 11.67 Ft

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

Listing Presented By:



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RE/MAX Landan Real Estate

<http://www.diannebrown.ca/>

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Living room 29.00 Ft x 13.42 Ft  
Dining room 13.25 Ft x 11.67 Ft  
Kitchen 12.92 Ft x 12.50 Ft  
Foyer 11.67 Ft x 6.50 Ft

Bedroom 10.50 Ft x 9.33 Ft  
Bedroom 8.75 Ft x 7.42 Ft  
4pc Bathroom .00 Ft x .00 Ft