



# 67 Bracken Point Bragg Creek Alberta

\$1,900,000

A dream canvas for your complete inspiration - a place for a weekend retreat, a generational home for you, your children and grandchildren, a piece of Bragg Creek history and the storied property "Lazy Bones." Unobstructed access to the Elbow River, expansive views, cleared lot, bordered at the south west boundary with a serene mountain creek . . . this lot is one in a million and just steps from Bragg Creek's charming amenities and a short drive to Calgary, it's perfectly positioned for both convenience and seclusion. Imagine waking up to breathtaking upstream and downstream river vistas of the Elbow that are truly something to behold from the 1.33 acre lot (on two legal lots.) Perched high above the water, yet with easy access for world-class fishing or a quiet riverside coffee, this lot is a haven for tranquility. There is potential for a walk-out basement and incredible views from a second story (all architectural guidelines to be confirmed with land-use bylaw.) The current property features two of the original cabins full of warmth and legend and some useful additions. There is near no match and truly must be seen to be appreciated. (id:6769)

Primary Bedroom 20.33 Ft x 14.17 Ft  
Den 10.75 Ft x 11.75 Ft  
Living room 15.17 Ft x 19.17 Ft  
Laundry room 7.67 Ft x 14.00 Ft  
Kitchen 11.58 Ft x 14.08 Ft  
Foyer 15.00 Ft x 5.83 Ft  
Family room 10.00 Ft x 14.17 Ft

Dining room 6.67 Ft x 14.17 Ft  
Den 9.25 Ft x 9.42 Ft  
Bedroom 10.83 Ft x 13.08 Ft  
Bedroom 11.92 Ft x 11.67 Ft  
4pc Bathroom 4.83 Ft x 9.08 Ft  
3pc Bathroom 8.75 Ft x 9.58 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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