



# 71 Burney Road Bragg Creek Alberta

\$1,795,000

Introducing a meticulously crafted retreat nestled on 4 serene acres in Bragg Creek. Walking distance to Banded Peak School, the many Bragg Creek shops, restaurants, activities, the Elbow River and Bragg Creek trails! Custom-built in 1999, this home exudes timeless charm and thoughtful design. Overseen by a British architect, the residence seamlessly blends country elegance with modern comforts. Upon entering, hardwood floors grace the main level, complemented by slate floors in key areas like the kitchen, main floor bathroom, and laundry room. A spacious deck, added a decade ago, provides panoramic views of the tranquil pond, perfect for unwinding amidst nature's beauty. The heart of the home, the kitchen, boasts Legacy wood cabinetry, granite countertops and stainless steel appliances. Warmth emanates from a large hearth fireplace on the main floor, featuring a convenient gas starter, and a Waterford wood stove in the basement, ready with ample firewood. Living spaces are enhanced by thoughtful additions like a large office above the garage, complete with custom-built wood shelves and desk (this would also make a great 4th upper bedroom). Upstairs, all three bedrooms enjoy vaulted ceilings and stunning vistas of the pond, yard, and surrounding forest. The fully finished walk-out basement is concrete flooring with underfloor heating. Offering versatile living and entertainment spaces, storage and two partially developed rooms offering potential for additional living areas if desired in addition to the bedroom and full bathroom. Exterior updates include Hardiboard siding installed less than a decade ago, complemented by recently redone asphalt roofing. Outside, discover a private oasis featuring a cabin/writer's retreat nestled in the backyard, ideal for relaxation or creative pursuits. A biological pond with a soothing waterfall adds to the enchanting atmospher...

Office 23.00 Ft x 25.50 Ft  
 4pc Bathroom 8.00 Ft x 7.58 Ft  
 5pc Bathroom 9.25 Ft x 12.83 Ft  
 Bedroom 13.67 Ft x 13.00 Ft  
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 Primary Bedroom 23.42 Ft x 14.42 Ft

Bedroom 11.33 Ft x 13.67 Ft  
 Recreational, Games room 24.00 Ft x 26.42 Ft  
 Living room 23.00 Ft x 16.25 Ft  
 Kitchen 17.83 Ft x 13.42 Ft  
 Dining room 13.67 Ft x 13.00 Ft  
 Laundry room 13.58 Ft x 8.33 Ft

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

Listing Presented By:



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Other 9.58 Ft x 6.25 Ft

2pc Bathroom 5.67 Ft x 5.00 Ft

4pc Bathroom 9.92 Ft x 5.08 Ft