



GRASSROOTS
REALTY GROUP

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104 White Avenue
Bragg Creek, Alberta

MLS # A2216524



\$2,695,000

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|------------------|---|---------------|-------------------|
| Division: | South Bragg Creek | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 4,999 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 7 | Baths: | 6 |
| Garage: | Oversized, Triple Garage Detached | | |
| Lot Size: | 1.34 Acres | | |
| Lot Feat: | Irregular Lot | | |

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|--------------------|---|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Public, See Remarks |
| Floors: | Ceramic Tile, Hardwood | Sewer: | Other, Public Sewer |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Log | Zoning: | R-URB |
| Foundation: | Poured Concrete | Utilities: | Natural Gas Paid, Electricity Paid For, Phone Paid For |
| Features: | Beamed Ceilings, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Vaulted Ceiling(s) | | |
| Inclusions: | N/A | | |

Rare lifestyle at the foothills of The Canadian Rocky Mountains. Only 30 min. drive to Calgary downtown. Welcome to the 104 White Ave. property, a unique 1.34-acre contemporary log home country estate nestled between the hamlet of Bragg Creek and Bragg Creek Provincial Park within walking distance to both and bordering 16 acres environmental reserve along Elbow River. The Douglas fir log elegant manor home features 6+1 bedrooms including 3 en-suites, a self-contained bachelor with separate entry and featuring in-floor heating and wood-burning stove, and a separate kitchenette living space above the detached 3-car garage. The bright & elegant 5000 sf south-western exposure main lodge features an impressive 26' vaulted ceiling with river rock stone masonry/indoor gas fireplace, maple hardwood floors throughout, a pair of stained glass doors, gourmet Chef's Alder kitchen with granite countertops, stainless steel appliances/gas range and an impressive granite 9'x3' kitchen island. Underneath the entire main house runs heated concrete crawling space (5' height). In addition, there is a fully restored & electrified 1927 vintage cabin with water rough-in and adjacent storage shed. The house is connected to the townsite water/sewer system and it is supplied by tankless/on-demand water heater. There is a separate/emergency back-up cistern system/septic tank. This R-URB zoned trophy property is within coveted commercial designation; it has a potential to serve as a unique multi-generation family home. The forested parcel has direct access to the low bank Elbow River/pebble beach, is protected by the newly constructed dyke, features detached infrared heated 3-car garage, well-maintained gravel driveway, spacious guest parking area, wrap-around veranda with a river rock stones masonry outdoor gas

fireplace, outdoor 6-person deep-soak cedar jacuzzi tub, 4-person wet sauna, fire pit, commercial 200 Amps main electric panel. This is your rare opportunity to capitalize on various life opportunities at the very footsteps of pristine Kananaskis Country and in the thriving Bragg Creek hamlet. Showings are by appointment only.