



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**105 Bracken Road
Bragg Creek, Alberta**

MLS # A2228729



\$998,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,481 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.50 Acre		
Lot Feat:	Low Maintenance Landscape, Many Trees, Wedge Shaped Lot, Wooded, Yards		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Marble, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	HR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, French Door, High Ceilings, No Smoking Home, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Beverage Fridge, 2 Temporary Car Shelters		

Welcome to a rare opportunity to live in the heart of Bragg Creek, nestled directly along the Great Trail and across from the peaceful Two Pines hiking area and environmental reserve. This fully renovated home sits on a beautifully treed and fully fenced half-acre parcel that feels like a private park, with a seasonal brook winding through the property, charming footbridges, and mature evergreens creating natural privacy and serenity. Just moments from the Elbow River and a short ride to the expansive West Bragg Creek trail system, the location offers direct access to a lifestyle built on connection to nature, community, and personal retreat. Bragg Creek is known for its eclectic charm, thriving arts scene, and year-round outdoor recreation, including hiking, cross-country skiing, and cycling. It's a place where residents value space, community spirit, and the beauty of Alberta's foothills. The home itself has been completely transformed with thoughtful, high-quality professional renovations. A brand-new kitchen with custom cabinetry, modern lighting, and upgraded appliances opens into a lofty two-storey family room filled with sunlight, anchored by a striking, oversized gas fireplace. The dining room extends off the kitchen space, framed by French doors that lead to two decks ideal for seamless indoor-outdoor living. The three bathrooms are fully redone, the entire home features new flooring, a regraded and refreshed driveway, new metal roofing and detailing that enhance its durability and mountain character. Upstairs, a lofted space overlooks the main living area, providing an ideal area for the two private bedrooms with big windows and soaring ceilings. The upstairs full bath continues that vaulted ceiling theme and features a must-have bubble tub. The finished basement adds flexible space with a third spacious bedroom, a family room that easily

converts to a theatre or media space, and a functional craft or workshop area complete with counter space and storage. Large windows in the lower level bring a natural light and a sense of calm to space. The renovated lower level spa like three-piece bathroom acts as an ensuite if needed. From new windows and doors throughout to a weeping tile system, new electrical panel and internal wiring this home is comforting, reliable, nurturing and beautiful. This is the picture of a home that has been renovated for longevity, beauty and comfort. The outdoor spaces are illuminated by heavy iron lighting that add warmth and grounding to the landscape, offering a sense of permanence and intention. This home reflects the true spirit of Bragg Creek—creative, enduring, and deeply connected to the land. This home is hooked up to the bragg creek municipal water system and has a private septic system. Please make sure you click the multi media links for more information.