



GRASSROOTS
REALTY GROUP

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**106 Mountain Lion Drive
Bragg Creek, Alberta**

MLS # A2231835



\$1,240,000

Division:	Wintergreen_BC		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,700 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Paved, Triple Garage Detached		
Lot Size:	2.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Many Trees, Seasonal Water		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CRD
Foundation:	Combination, Poured Concrete, Wood	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, High Ceilings		

Inclusions: Dog Watch invisible fence, dog run, Natural wood Durango Trail wardrobe in loft, alarm system, play structure, firewood, dog kennel, Starlink satellite internet, BBQ, adirondack chairs in front of property, benches around fire pit, bathroom shelving, Utility Storage room shelving - 7 metal, 1 plastic, 1 wood, Garage - 2 plastic shelving, ceiling speakers in media room

Welcome to this charming chalet-style home nestled in the peaceful and picturesque community of Wintergreen, just minutes from the shops of Bragg Creek and only 25 minutes to downtown Calgary. Surrounded by trees, with an S shaped drive hiding the house from the road, this home with over 2500 sq ft of total living space, blends rustic warmth with thoughtful updates with an inviting layout designed to capture natural light and scenic views throughout. Step inside this reverse plan, chosen to highlight the primary living area views and natural light, to discover an updated, open-concept floor plan, highlighted by vaulted open-beam cedar ceilings and expansive windows that bathe the living spaces in sunlight. The upper levels and main living area feature rich hardwood flooring and solid wood doors, creating a warm and cohesive atmosphere. The spacious living room is anchored by a striking stone-faced wood-burning fireplace—perfect for cozy evenings. The large kitchen is both functional and stylish, with modern updates including newer flooring, a contemporary backsplash, and ample newer cabinetry. French doors open onto a large sunny south-facing deck, set for living, dining and relaxing in the fresh mountain air; including a top of the line BBQ off of a built in gas line. The main floor offers a versatile bedroom—currently used as a home office—along with a beautifully renovated full bathroom and a convenient main floor laundry room. Upstairs, the sun-drenched primary suite is a true retreat, complete with an updated ensuite, a walk-in closet, and a private balcony that overlooks the treetops and faces the mountain at Wintergreen. A generous third bedroom with a half bathroom and an open loft area provide additional flexible space. The fully developed basement features a cozy family room with a corner gas fireplace, a large

fourth bedroom; currently set as a craft room, another full bathroom, and abundant storage. The garage is oversized with a 3rd bay added as part of renovations, a full subpanel and 220/50 amp wiring for an EV or hot tub; with a pad behind the garage. This is a perfect opportunity to enjoy the natural beauty and recreational lifestyle of Bragg Creek, with easy access to Wintergreen Golf Course, the vast West Bragg Creek trail network, and Kananaskis Country adventures—all while being a comfortable commute to the city.