



GRASSROOTS
REALTY GROUP

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**125 Elk Valley Crescent
Bragg Creek, Alberta**

MLS # A2236137



\$1,499,999

Division:	Elk Valley		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,433 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Oversized, RV Access/Parking,		
Lot Size:	2.03 Acres		
Lot Feat:	Cul-De-Sac, Garden, Many Trees, No Neighbours Behind, Views, Wooded		

Heating:	Boiler, Fireplace(s), Radiant, Wall Furnace	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, French Door, High Ceilings, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Shed

Privacy nestled among the trees at the end of a quiet cul-de-sac, 2-acre property in Elk Valley Estates, 7 minutes to Bragg Creek and minutes to K-Country offering you an amazing living experience. With a spacious main home, newly completed legal 1-bed/1-bath suite, a spectacular two-storey heated workshop & garage, this property truly has it all. Step inside this home and you're greeted by a generous foyer with French doors leading to a family room with vaulted ceilings and a cozy wood-burning stove. The large kitchen is a chef's dream, with updated stainless steel appliances, ample cabinetry and counter space, built-in storage, and a convenient eating bar. Adjacent is a bright dining area & living room with a 2nd wood-burning fireplace, soaring ceilings, and direct access to the expansive rear deck—perfect for BBQs or relaxing in the peaceful outdoor oasis. A four-season sunroom provides more living space and makes a great flex room, with its own patio door leading to a covered deck.. Main level includes two generous bedrooms, full bathroom with separate tub & shower, hallway built-ins for storage & a laundry room (washer & dryer included). The oversized attached, double garage is bright and functional, featuring a workshop area and Calcana radiant tube heating. Upstairs, the private primary suite is a true retreat with serene views, updated walk-in closet with custom organizers & beautifully renovated en-suite showcasing a large, spa-style shower. Also, a quiet sitting area, a dedicated office or study nook & more storage. The lower level is fully renovated with a spacious family room/flex area, a stylish half-bath with barn door, new vinyl plank flooring and carpet updated & storage space. Best of all, the bright, walk-up legal suite, just completed. With a private entrance, one spacious bedroom, full bathroom, sleek kitchen with

quartz counters, in-suite laundry, and a spacious living area. Ideal for guests, extended family, or a mortgage-helper. The show-stopping two-storey workshop and garage—a dream space for hobbyists, car enthusiasts, or small business owners. This fully heated structure (in-floor heating on both levels) accommodates up to four vehicles, plus a lower shop area perfect for toys, tools, and equipment. All garage doors are premium Roll-A-Door models, offering a high-end look, durability & security. Other features:: Leaf Filter Gutter protection, Garburator, Schlage Encode Door lock, Garden areas with Perennials, Rinnai Gas Direct Wall Furnace in Sunroom & in-floor heating, IBC SL20-115 Boiler heats house, 60 gallon in direct hot water heater for house and hot water recirculating pump to ensure quick hot water delivery. Suite also has boiler and radiators and a heated towel bar. Air circulation in suite by a heat recovery ventilator, well pump with constant pressure system. Shop heated by Lochinvar WBN081 boiler and in-floor heating on both levels. Natural gas connection & wiring for a back up generator at the rear of shop.