



**GRASSROOTS**  
REALTY GROUP

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**35 Elk Valley Court  
Bragg Creek, Alberta**

**MLS # A2238702**



**\$1,245,000**

<b>Division:</b>	Elk Valley		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,161 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.99 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Many Trees, Private, Wooded		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Wood	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** 2 sheds, deck gazebo, basement attached shelves, storage room shelving, garage shelving, firepit and firepit chairs, large umbrella, radon mitigation system in the utility room, lawn tractor, gas generator fuse box, propane bbq, living room area carpet, telus security system

Tucked away on a beautifully treed 1.99 acre lot, this picture-perfect country home offers a peaceful lifestyle in the scenic foothills of the Rockies—just 30 minutes west of Calgary and steps from the renowned West Bragg Creek trail system and Kananaskis Country. The park-like setting features sunny lawn areas, mature trees, and multiple outdoor living spaces, including covered front and back porches, a south-facing deck, and a gazebo—perfect for relaxing or entertaining whilst in nature. Inside, this warm and welcoming home offers a total of over 3000 sq. ft. of developed living space with tranquil views throughout. The inviting living room features a high efficiency wood burning fireplace and patio doors to access to the back covered porch and deck. The country-style kitchen includes warm-toned cabinetry, a generous eating area, and a bright bay window that fills the space with natural light. The main floor dining area is ideal for family meals or a main-level home office. Also on the main level is the laundry room and a 2pc powder room. Upstairs you’ll find four bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite. Three additional bedrooms share a well-appointed 4-piece main bath—perfect for a growing family or visiting guests. The lower level includes a cozy family room and rec area with a hand-crafted stone fireplace, plus plenty of storage. Additional features include a double attached garage, two storage sheds, a circular driveway, and ample space for RV parking or a future workshop. Located in the friendly community of Elk Valley, surrounded by environmental reserve and nature trails, this unique property offers the ultimate blend of privacy, access to outdoor recreation, and proximity to Bragg Creek amenities. Love the outdoors? This home is just a short walk to the West Bragg Creek trail

network. Don't miss your chance to make this peaceful retreat your full-time residence or weekend getaway—book your showing today!