



GRASSROOTS
REALTY GROUP

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89 Mountain Lion Place
Rural Rocky View County, Alberta

MLS # A2239241



\$1,310,000

Division:	Wintergreen		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,470 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac,		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile, Vinyl	Sewer:	Engineered Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Chandelier, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Steam Room, Tankless Hot Water, Walk-In Closet(s)

Inclusions: hot tub, pergola with sound break wall, tree house

For more information, please click Brochure button. Tucked at the end of a peaceful cul-de-sac in Bragg Creek's sought-after Wintergreen community, this beautifully renovated 2-acre forested retreat blends upscale living with the best of nature. Surrounded by towering evergreens and backing onto ranchland, this 2,470 sq ft bungalow offers complete privacy and a stunning indoor-outdoor lifestyle—just 30 minutes from Calgary. Inside, you'll find a spacious open-concept layout with a modern kitchen, upgraded bathrooms (including a spa-inspired steam package), and two large living rooms perfect for hosting or relaxing. The main floor features 4 generous bedrooms, 3 full bathrooms, a butler's pantry, and a bright, airy layout with stylish finishes and built-ins throughout. Step out onto the 1,700 sq ft wraparound deck with glass railings or enjoy the screened-in porch tucked under the forest canopy. The fully developed walkout basement features a bright, 2-bedroom illegal suite with a private entrance, full kitchen, gas fireplace, large recreation room, den, bathroom, and added egress windows—ideal for extended family, guests, or flexible use. The property itself is loaded with character and utility: a hot tub, 50-ft deck, chicken coop, multiple sheds, and with STARLINK internet (account may be assumable), you can stay connected while fully immersed in nature. Wintergreen is a hidden gem offering proximity to hiking and biking trails, a world-class golf course, and only 5 minutes to the charming Hamlet of Bragg Creek. This is luxury mountain living—private, peaceful, and move-in ready.