



GRASSROOTS
REALTY GROUP

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**164 Hawk Eye Road
Bragg Creek, Alberta**

MLS # A2239725



\$1,279,500

Division:	West Bragg Creek		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,185 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Slate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome Home to 164 Hawk Eye Road! Tucked away at the end of a quiet cul-de-sac, this beautifully maintained two-acre property offers privacy and direct access to Kananaskis. Fully fenced and surrounded by hundreds of trees with a thoughtfully cleared underbrush, the setting is a peaceful forest retreat perfect for nature lovers. Step inside to a welcoming foyer where a curving staircase makes a stunning first impression. The main floor features a spacious kitchen with abundant cabinetry, a cozy dining area, a comfortable living room with a wood-burning fireplace, and a dedicated family room or library space—ideal for remote work or quiet reading. Upstairs, you’ll find two large bedrooms and a laundry area with a charming custom barn door. The primary suite is a true sanctuary, complete with a massive walk-in closet and a spa-like ensuite featuring a curbless shower and deep soaker tub. A second 4-piece bathroom serves the additional bedrooms with ease. The fully finished basement with new flooring is a great addition to this home and adds even more living space, including a generous rec room, a 3-piece bath, an additional bedroom/office, and ample storage. This home also offers a Newer Furnace 2024 and Hot Water Tank replaced in 2025. Outdoors, the forested backyard extends your living space with a large deck and expansive patio, complete with an outdoor firepit perfect for entertaining or relaxing under the stars. With immediate trail access, mature trees, and total privacy, this is a rare opportunity to live immersed in nature while enjoying all the comforts of home.