



GRASSROOTS
REALTY GROUP

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31 Williams Place
Bragg Creek, Alberta

MLS # A2259626



\$1,500,000

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|------------------|---|---------------|-------------------|
| Division: | West Bragg Creek | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 3,734 sq.ft. | Age: | 1995 (31 yrs old) |
| Beds: | 5 | Baths: | 1 full / 3 half |
| Garage: | Carport | | |
| Lot Size: | 2.03 Acres | | |
| Lot Feat: | Corner Lot, Private, Sloped, Treed, Views | | |

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|--------------------|--|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Hardwood | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 13-23-5-W5 |
| Exterior: | Wood Frame | Zoning: | unknown |
| Foundation: | Poured Concrete, Wood | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry | | |

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| Inclusions: | N/A |
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Judicial Sale – Sold “As-Is, Where-Is.” This property has been far more than a house to the family—it was the owner’s heart and soul. Over the years, substantial investment and thoughtful upgrades have been made to enhance both comfort and functionality, including three furnaces, heated basement floor, two hot water tanks and two air-conditioning units, providing year-round comfort. The home consists of six rooms in total, featuring a primary bedroom on the main level, one bedroom and an office on the upper level, three bedrooms with large windows in the walk-out basement. A significant structural improvement introduced contemporary interior stairs connecting the main and upper levels, expanding living and entertaining spaces while enhancing flow and security. The primary ensuite and the upper-level bathroom are currently under renovation. Set on a private 2.03 acre corner lot in a quiet cul-de-sac, the property is surrounded by mature trees and a serene natural setting. Inspired by Frank Lloyd Wright, this prairie-style walk-out bungalow encompasses approximately 3,733 sq.ft. of developed living space, with views from every room. Imagine waking up to quiet mornings and open skies, where rural charm meets modern convenience. This beautiful piece of land offers peaceful country living just minutes from Bragg Creek’s town centre, with effortless access to Kananaskis Country, outdoor recreation, and the stunning Rocky Mountains.