



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

15 Park Point Bragg Creek, Alberta

MLS # A2270590



\$995,000

Division:	South Bragg Creek		
Type:	Residential/House		
Style:	2 Storey Split, Acreage with Residence		
Size:	2,003 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Gravel Driveway, Off Street		
Lot Size:	1.01 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	HR-1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Beamed Ceilings, Breakfast Bar, Double Vanity, Soaking Tub		

Inclusions: Hot Tub, Light Fixtures

OPEN HOUSE Saturday Dec.13 from 12pm-2pmDiscover exceptional privacy and natural beauty in the heart of Bragg Creek. Tucked away on a serene one-acre parcel, this charming property offers the perfect blend of peaceful country living and modern convenience—just a short walk to the river, pathways, shops, and restaurants. And a quick 20-minute commute to Calgary. Thoughtfully updated over the years, the home features a welcoming main floor with a newer kitchen showcasing stainless steel appliances, abundant workspace, and warm cabin-inspired details that honor the property’s history. A sun-filled flex room with patio access provides an ideal office or creative space, while a separate main-floor area with its own entrance and full bath offers a perfect retreat for guests. Upstairs, three comfortable bedrooms and a NEW 5-piece bath provide a quiet place to unwind. Whether enjoying morning coffee on the deck or entertaining in the spacious yard, you’ll feel immersed in nature while remaining connected to all that this vibrant hamlet has to offer. With a brand new double detached garage and new municipal water and sewer connections, this is more than a home—it’s a gateway to the unmatched lifestyle, outdoor adventure, and community spirit of Bragg Creek.