



**GRASSROOTS**  
REALTY GROUP

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## 24 Mountain View Park Bragg Creek, Alberta

**MLS # A2277740**



# \$1,174,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,620 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
<b>Lot Size:</b>	1.91 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Landscaped, Lawn, Many Trees, No Neighbours Behind		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	15-23-5-W5
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Beamed Ceilings, Kitchen Island, Natural Woodwork, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** Fridge in basement, all yard furniture, Gas BBQ on deck, 2 garage door openers and 2 remote units. Ride on tractor in as is condition.

Bright and sunny professionally renovated home in West Bragg Creek located mid way between the Hamlet and the Bragg Creek trail system. All you need to do is unpack your furniture and start enjoying country life. Major renovations include a stunning Legacy kitchen with shiny quartz counters, electric slide in range featuring convection bake, no preheat, steam bake and Air Fry to make cooking a breeze. New flooring throughout, upstairs windows are triple glazed and upstairs bathrooms refinished. Three bedrooms upstairs, brick fireplace in living room, family room with large windows on lower level. Hot water heating with 5 zones ensures each room meets your living temperature ideals. Underdrive garage is heated. Park like yard is perfect for kids and dogs. Children's slide and swings, gas BBQ on deck, fire pit with seating and a large dog run. Everything you need to start your rural life - all yard furniture and even the ride on lawn tractor to help maintain your yard. No water or septic concerns here! Mountain View Park has its own water and sewer system.