



GRASSROOTS
REALTY GROUP

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**39 Echlin Drive
Bragg Creek, Alberta**

MLS # A2280517



\$1,499,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,650 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	0.46 Acre		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	See Remarks
Floors:	Carpet, Hardwood, Other, Tile, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-urb
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Wall Ovens (2), Basement Fridge, Laundry Sink, Generac Generator, Vacuflo, Garage Shelving, Furnace Shelves, Storage Room Shelves, Door Bell Camera & Outdoor Camera's, Security System

OH, Sat Feb 21 230-4pm. With its remarkable setting & superior home quality, this property stands as one of Bragg Creek's rarest & most sought after opportunities. Situated on a prime, park-like 0.46 acre lot in the heart of Bragg Creek, this exceptional creekside property offers an unparalleled lifestyle surrounded by nature. With the creek running along 2 sides & municipal reserve land across the water that can't be developed, privacy & serenity are assured. Spruce trees frame the setting, while a scenic pathway along the creek invites year-round exploring. Inside, the home creates the sensation of a permanent escape, where everyday living is framed by warmth, tranquility, & stunning natural surroundings. This custom built 2 storey home offers 2650 sq.ft of beautifully designed living space on the main & upper levels. Seamless kitchen, dining, & living spaces open to a stunning 2 level deck with picturesque creek views. The vaulted great room showcases floor to ceiling south facing windows & a spectacular 2 storey Rundle stone fireplace as the centrepiece of the home. Spacious family room with a 2nd fireplace provides a cozy retreat, while a main floor office & convenient main floor laundry add ideal functionality. Chef-inspired kitchen features granite countertops, black lacewood cabinetry, premium appliances including a commercial grade gas cooktop, double wall ovens & a smart refrigerator. Hardwood, limestone tile flooring with in-floor heating elevate the level of comfort and craftsmanship. Upstairs, every window captures picturesque views of the surrounding trees & creek, creating a calm retreat. The upper level offers 3 large bedrooms with excellent closet space + organizers. The spacious primary suite has a walk-in closet & a full ensuite complete with a large Bain Ultra soaker/air bubble tub & separate walk-in shower. Bright and roomy family

bathroom serves the additional bedrooms, providing comfort and functionality for family or guests. Fully developed basement includes a spacious bedroom & full bathroom with stand-up shower. The games room & home gym area would also make a great additional living area or playroom. There is also a unique storage room ideal for pantry or wine storage. Extensive upgrades provide peace of mind, including newer shingles, triple-pane windows & doors, spray foam attic insulation (2024), updated furnaces, tankless hot water, septic components, & a Generac 20KW whole-home backup generator. Located just a 15 minute walk (or 3 minute drive) to the charming village centre & only 25 minutes to Calgary, this is a rare opportunity to own a distinctive waterfront property in one of Rocky View County's most desirable hamlets. This home is on the bus route to schools, close to shops & restaurants. West Bragg Creek Provincial recreation area is just 8 minutes away for all the cross country skiing & biking enthusiasts. Remarkable home + extraordinary setting results in an exceptional lifestyle opportunity. Call to book your showing today.