



51130 Township Road 232 Road
Bragg Creek, Alberta

MLS # A2125881



\$934,900

Division:	Bragg Creek		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,028 sq.ft.	Age:	1954 (70 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Gravel D		
Lot Size:	1.01 Acres		
Lot Feat:	Lawn, Landscaped, Level, Rectangular Lot, Treed		

Heating:	Baseboard, High Efficiency, Forced Air, Natural Gas	Water:	Drinking Water, Private, Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	14-23-5-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	N/A
Foundation:	Poured Concrete	Utilities:	DSL, Natural Gas Paid, Electricity Paid For, High Spee
Features:	Beamed Ceilings, Breakfast Bar, Central Vacuum, High Ceilings, No Smoking Home, See Remarks, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wood Windows		
Inclusions:	Hot Tub "as is"		

Escape the city to a more relaxed, quiet environment - this pristine family home is nestled on a 1.01-acre slice of paradise in popular Bragg Creek. It's a short 2km from the village and just 7km to Kananaskis Country/West Bragg Creek and its x-country skiing, hiking, mountain biking, and equestrian trails. While the covered front porch offers the opportunity to enjoy breathtaking sunsets, step inside to discover a wealth of other features and upgrades. The heated porcelain tile entrance transitions to exquisite 'tigerwood' hardwood flooring that flows into the spacious dining room & main floor hallways. Heated porcelain tile floors in both the main-floor powder room and 4-piece bathroom upstairs will also keep your feet toasty warm, as will the luxurious carpet in the living room. It boasts a vaulted, open-beam ceiling where you'll feel right at home curled up around the wood-burning stove with its beautiful slate hearth & stone wall. The modern kitchen features cherry cabinets and sleek Corian counters, breakfast bar, a newer gas stove with electric oven, walk-in pantry and separate upright freezer. The large rear deck complete with hot tub (“as is”) is a great place to relax and watch the stars…or wildlife! Energy-efficient triple-paned vinyl windows provide additional viewing opportunities and allow warm, natural light to bathe the home. Upstairs, the primary bedroom is large enough to accommodate a king-size bed and nightstands. It has a walk-in closet and vanity with sink. There’s another bedroom, a 4-piece bathroom, a den and a huge third bedroom/loft with its own balcony. The partial basement features two hi-efficiency furnaces, HEPA filter, an iron filtration system, water softener and sump pump. Outside is a heated, over-size double detached garage with insulated storage room. A ‘heritage’ barn has additional

storage, former horse stalls and dog runs, while the upstairs loft features a private, insulated and heated home office/music room complete with A/C, high-speed Internet and telephone. With a school bus stop and Trans-Canada trail access at the entrance gate, this home is a premiere move-in ready property in a desirable community. Don't miss your opportunity to call this exquisite retreat home. Check out the 3D TOUR, and then book your in-person showing!