



**44 Echlin Drive  
Bragg Creek, Alberta**

**MLS # A2127297**



**\$1,349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,065 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Low Maintenance Landscape, Landscaped, Many Tre		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	12-23-5-W5
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	HR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Suite - Wall Oven, Induction Cooktop, Microwave with Hood Fan, Refrigerator, Dishwasher, Stack Washer/Dryer. 2 Sheds. Water Softener - "as is".

\*\* Please click "Video's" for 3D tour \*\* This outstanding home is within walking distance to Bragg Creek, includes 2 residences AND is set on a half acre lot! Stunning features include: almost 3,200 sq ft of developed living space, 5 total bedrooms, 4 total bathrooms, insulated/heated/oversized double garage (32 x 25.5), approximately 900 sq ft separate residence above the garage including 1 large bedroom/3-piece bath/separate laundry/walk-in closet/full kitchen/separate heating system, private 0.46 acre corner lot with tons of trees, massive wrap around deck includes 5 deck "areas", gorgeous fire pit area, vaulted cedar ceilings, lots of big windows and much more! Location is a home run - a 20 minute walk to your favorite restaurants/shops in Bragg Creek, 25 minute drive to Calgary, located on a super quiet street and only a 2 minute walk to the Elbow River! Great home for extended family or families with older children - this is a very rare opportunity!