



**135 Wild Rose Close  
Bragg Creek, Alberta**

**MLS # A2131254**



**\$1,099,900**

<b>Division:</b>	Bragg Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split, Acreage with Residence		
<b>Size:</b>	3,146 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Dog Run Fenced In, Gentle Sloping, No Neighbours Behind, Mar		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	10-23-5-W5
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	Starlink hardware		

Wonderful Wild Rose Estates. The premium lake community in West Bragg Creek. Much sought after country lifestyle where residents have the use of two private lakes for swimming, canoeing and bird watching, a lakeside BBQ area and tennis courts. Listen to the two resident loons calling you home on warm summer evenings. Wonderful 3100 sq ft home sitting on a private two acre lot looking out to the lake and bordered at the back by environmental reserve which extends around the perimeter of Wild Rose Estates. Very spacious open plan home with huge rooms and towering ceilings. Stone two sided fireplace between living room and family room with a gas stove as well. Dining room will hold your largest family gatherings. LARGE Chef's kitchen with a sunny breakfast nook, two pantries and laundry room off. Main floor bedroom and also an office or den. The upper level offers a spacious primary bedroom and ensuite , a second bedroom and a bonus room overlooking the main floor. A perfect getaway spot or more room for unexpected guests. Downstairs there is a custom utility space that was developed by converting the third bay of the under drive garage into an area that was used for bathing dogs and would also be ideal for the gardener and potting plants. This room has two 1500 gallon cisterns to ensure you never run out of water. There are phantom screens on the doors and privacy / sun filtering screens on living room and family room windows. Lots of recent and new additions and renovations - new glass five element stove top, new washer and dryer, new dishwasher, new gas stove in family room, new front entrance door, new well pump, newly painted hallway, kitchen, laundry and utility rooms, new hot water tank, new Starlink internet hardware ( buyer will arrange contract with Starlink). Roof has a warranty until 2037. To sum it up - an amazing country home in a

private woodland setting far from the hustle and bustle of the city. Minutes from all services in Bragg Creek and West Bragg Creek hiking, biking, cross-country skiing , snowshoeing and equestrian trails. Topped off with one of best Bragg Creek's quietest locations.