



**58 Mountain Lion Drive
Bragg Creek, Alberta**

MLS # A2138081



\$1,750,000

Division:	Wintergreen_BC		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,627 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Additional Parking, Asphalt, Front Drive, Garage Door Opener, Garage Faces		
Lot Size:	2.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Creek/River/Stream/Pon		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public, See Remarks
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-23-5-W5
Exterior:	Log	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, See Remarks, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Wardrobe in Foyer, Wardrobe in vestibule to 1/2 bath, Pantry Cabinets, All Adirondack Chairs, Patio Set (Table, Umbrella, 6 Chairs, 2 Ottomans), Gazebo on Back Deck, Pool House Furniture, Wheelchair Lift (Mudroom), Stair Lift (Foyer to Upper), Pool Lift

RARE OPPORTUNITY! This sensational acreage is on one of the most sought-after lots in Wintergreen, perfectly situated with frontage on the pristine golf course and backing onto municipal reserve. This immaculately maintained property showcases the craftsmanship and beauty of cedar log construction while offering every modern convenience, including **WHEELCHAIR ACCESSIBILITY** and a **POOL HOUSE WITH INDOOR POOL!** Exemplifying country charm, a paved driveway leads through towering spruce to the picturesque residence, featuring dormer windows above a sprawling covered front porch. An attached **TRIPLE CAR GARAGE** is oversized and heated, providing space for 3 cars **PLUS WORKSHOP!** Lush green lawns and a firepit with a stone patio surround complete the front views, while to one side sits the enticing pool house. This entertainer's dream contains an 8' deep kidney-shaped pool with natural stone decks, changing areas, and an **ACCESSIBLE LIFT!** The main residence offers versatile spaces with large gathering areas and quiet hideaways. The foyer (With hardwood stairs featuring a **STAIR LIFT!**) grants views across refinished cherry hardwood floors to the gracious dining room with vaulted ceilings and a window seat, and beyond to the warmth of the living room with it's stone, wood burning fireplace. The farmhouse kitchen offers a massive butcher block island, gas stove, slate countertops, and a bay window above the sink, overlooking the expansive back deck (New in 2022) with two stair accesses to the backyard and the beauty of the wooded lot and forest reserve beyond. Open to the kitchen is an impressive casual dining area with room for a harvest table, a window seat, and a built-in desk. Additional highlights of the main floor include a mudroom with heated tile floors, a **WHEELCHAIR LIFT**, main floor laundry, and an

ACCESSIBLE BATHROOM WITH ROLL-IN SHOWER! The upper level features the primary suite with a **PRIVATE SITTING ROOM/OFFICE**, a 5-pc ensuite, and **TWO WALK-IN CLOSETS**. The upper bonus room is the ideal place to relax and connects two more spacious bedrooms (One with an **ADORABLE LOFT!**) and a 4-pc bath. The lower level features an open office overlooking a large family room with a gas fireplace, a gym/hobby room, a 3-pc bath with additional laundry hookups, and a spacious bedroom—perfect for guests! This exceptional property combines rustic elegance, modern convenience, and unparalleled beauty, making it the perfect haven for those pursuing the call of country living.