



**GRASSROOTS**  
REALTY GROUP

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27 River Drive N  
Bragg Creek, Alberta

MLS # A2145997



**\$1,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,375 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.52 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Yard Lights, Priv		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	13-23-5-W5
<b>Exterior:</b>	Cedar, Stone, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Closet Organizers, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** NA

Located in the heart of Bragg Creek, this spectacular property boasts 135 feet of frontage on the Elbow River. Filled with unique country character and relaxed elegance, this gorgeous bungalow features hardwood flooring, vaulted ceilings, and walls of windows that open up in the beautifully landscaped back yard that backs onto the river. The living room showcases an impressive river rock fireplace, while the open-concept kitchen boasts granite countertops, hardwood cabinets, and a distinctive curved breakfast nook. The large master suite includes a 4-piece ensuite and private patio access. The home also features a guest bedroom, a 4-piece bathroom, and a self-contained guest area with a large sitting room, bedroom, and bathroom. Two fantastic outbuildings enhance the property: a studio and a fully equipped guest cottage. The charming guest cottage, spanning 700 sqft, features 1 bedroom and 1 bathroom. With its beautiful gas stove and cozy ambiance, it's perfect for hosting guests or transforming into a private home office. This peaceful property is in a great location, within easy walking distance of numerous shops and gourmet restaurants, just a short drive to Kananaskis Country, and only 30 minutes from Calgary!