



**GRASSROOTS**  
REALTY GROUP

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**12 Spruce Avenue**  
**Bragg Creek, Alberta**

**MLS # A2187845**



**\$1,975,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,684 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.44 Acre		
<b>Lot Feat:</b>	Many Trees, See Remarks		

<b>Heating:</b>	Forced Air	<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>	Crawl Space, None	<b>LLD:</b>	13-23-5-W5
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	RC1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Mud Room Fridge

This exceptional, brand new, never occupied home truly blends the very best of indoor and outdoor living in the coveted hamlet of Bragg Creek - setting a new and befitting standard for the area, offering a world class design & comfortable living experience in a serene forest/mountain setting unlike anything else. This remarkable custom-designed modernist home, which seamlessly connects to its surroundings of tranquil forest & quiet meadows, is located in one of Western Canada's best kept secrets just minutes from the Rocky Mountains & nestled in a corner of the thriving hamlet Bragg Creek. The main living space, with generous windows on all sides, offers stunning forest views & a harmonious indoor-outdoor living experience. The open layout features soaring Douglas Fir beams, solid red oak flooring & full-height windows that allow natural light to flood the interiors. The semi-enclosed courtyard acts as a sun-catch with a wraparound deck & three paper-birch trees, making it a perfect spot for both relaxation & social gatherings. The front covered porch, accessed from the living room, has a clear roof, natural gas connection & can easily be enclosed for added versatility of a connected greenhouse, or an elegant extended living space. The north deck, accessed from the kitchen, provides a shady, private outdoor space with a BBQ hookup & large backyard access. Inside, the home exudes a rustic & modern cabin feel, with Douglas Fir cabinetry, a gas fireplace, & white quartz countertops. A thoughtful media/flex or guest room boasts corner windows & a sliding door for sunlight & courtyard views, creating a bright & inviting space. The cozy home office offers a serene forest view with a desk-height window, providing a peaceful workspace. The combined mud/laundry room include a washer & dryer, ample butcher block counters, over 10 feet

of closets & a second fridge/freezer, ensuring plenty of storage & convenience. Two large bedrooms upstairs feature vaulted ceilings & spacious closets, providing comfortable & private retreats. The primary suite offers a walk-in closet, king bed capacity, forest views, a custom vanity, a freestanding tub & heated en suite floors, creating a luxurious & relaxing oasis. The exterior features deep blue fibre-cement siding complemented by clear coated batu trim, blending seamlessly with the natural surroundings. Triple-glazed windows, an R42 insulated roof & an energy-efficient HRV ensure comfort, sustainability & efficiency. The property is equipped with a 200-amp electrical service, ready for an EV charging station & the hail-resistant asphalt shingle roof is prepared for solar panels. Only a short walk to the Elbow River, cafe's, restaurants & artisan shops. Ideally close to hiking/biking trails for those that want a connection with the beauty of 4 season nature enjoyment without compromise. This is a once in a lifetime opportunity, all thoughtfully curated by an award winning architect. PLEASE SEE VIDEO & THE DIGITAL FLIP-BOOK FOR FULL DETAILS!