



**66 Moose Drive  
Bragg Creek, Alberta**

**MLS # A2191535**



**\$1,150,000**

<b>Division:</b>	Wintergreen_BC		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split, Acreage with Residence		
<b>Size:</b>	2,016 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Gravel Driveway, Off Street, Triple Garage Deta		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Private, Treed		

<b>Heating:</b>	Baseboard, Boiler, In Floor, Fireplace(s)	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Septic Field, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Double Vanity, High Ceilings, Skylight(s), Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** Hottub (as-is, where-is)

Imagine living in the forest yet being just 4 minutes away from cafes, restaurants & more in picturesque Bragg Creek! Experience the perfect blend of privacy and convenience with this stunning 3,171-square-foot, move-in-ready mountain retreat, set on 2 acres of serene land, just 30 minutes from Calgary. As you drive up the tree-lined driveway, you'll be welcomed by your new three-car garage and enough outdoor parking for multiple vehicles, a camper, or any other toys! The home is positioned near the front of the lot, offering an expansive backyard with no rear neighbours - only a peaceful pond owned by a friendly neighbour. Entering the home, you'll be greeted by the dining and living rooms, featuring large south-west-facing windows that frame views of the private, wooded front yard. Adjacent to the dining room, the kitchen offers stainless steel appliances, a gas cooktop, a breakfast bar, and one of the standout features of the home: a view of the family room, which is bathed in natural light from its wall-to-wall windows. The family room has soaring vaulted ceilings, a cozy wood-burning fireplace, and sliding glass doors leading to a 274-square-foot deck, perfect for indoor-outdoor living. The main level also includes a laundry room, a two-piece powder room, and a side entrance with easy access to the detached triple garage (22' x 32') with a covered walkway to the home. Upstairs, a library and reading nook beneath one of the many skylights offers a cozy retreat. The spacious primary bedroom features a 5-piece ensuite with a large soaker tub and a view of the private forest to the south. Two additional bedrooms share a 4-piece bathroom. The fully finished lower levels include a large fourth bedroom, a soundproofed media room ideal for family movie nights or making/recording music, storage, and a multi-purpose room with a separate walkout entrance

leading to the fenced-in dog run! This layout offers many quiet spaces to be creative, an artist or writer's dream! For added convenience, the property is connected to municipal water - no well maintenance. The Starlink system is already set up for those who work from home. Infloor heat is low maintenance, energy efficient and doesn't blow around dust or allergens. A quick 4-minute drive to downtown Bragg Creek, you'll find excellent restaurants and cafes such as The Italian Farmhouse, The Heart Cafe, The Bav + Tav, and the Powderhorn Saloon. For the golf lovers, Wintergreen Golf & Country Club is just a 3-minute drive and Redwood Meadows Golf Club is 10 minutes. Enjoy some of the best biking and hiking trails in the province at West Bragg Creek and Moose Mountain, all within a 20-minute drive. Road bike the incredible Highway 66 in the summer and cross-country ski or snowshoe at West Bragg in the winter - there is something for every season in this outdoor playground! Banded Peak School is just 8 minutes away and the Bragg Creek Centre offers an outdoor rink, tennis courts, playground & more. Your dream lifestyle awaits!