



GRASSROOTS
REALTY GROUP

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24 Mountain View Park Bragg Creek, Alberta

MLS # A2206334



\$1,199,999

Division:	West Bragg Creek		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,620 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	1.91 Acres		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, Landscaped		

Heating: Fireplace(s), Hot Water, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Cedar

Foundation: Poured Concrete

Features: Chandelier, Kitchen Island, Natural Woodwork, Pantry, Quartz Counters, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: 15-23-5-W5

Zoning: Residential

Utilities: -

Inclusions: Ride on lawn tractor with 54" deck, All yard furniture, Gas BBQ on deck, 2 garage door openers and 2 remote units, Fridge downstairs

Bright and sunny home on 1.91 acres in West Bragg Creek. Only 3 kms from the hamlet of Bragg Creek and half way to the West Bragg Creek trail system. Three bedrooms upstairs with main floor laundry room. Fully finished basement with large windows. This house has a brand new face with major recent renovations including a new kitchen by Legacy Kitchens, shiny quartz counters, new hood fan, electrical slide in range, new dishwasher and beverage centre fridge, new upstairs bathrooms, new flooring upstairs and downstairs, all upstairs windows, except patio doors, replaced with new triple glazed windows and house repainted. Check out supplements for more details. Underdrive garage is heated. Country living is made easy with a community water and sewer system so no concerns here about wells and septic systems. One time membership fee of \$500 and then \$250 per month covers water and sewer costs. Ideal yard for kids and dogs. Children's slide and swings, BBQ patio with seating and a large dog run off back deck. All the things you need are included - all yard furniture, Gas BBQ on back deck and the ride on lawn tractor with it's 54" deck - ("as is" condition) to help maintain your park like yard. All you have to do is pack your bags and move in your furniture.