# \$1,239,999 - 24 Mountain View Park, Bragg Creek

MLS® #A2206334

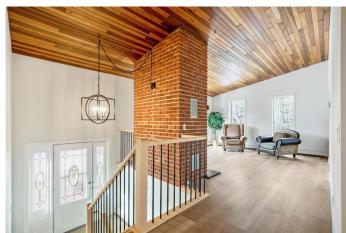
### \$1,239,999

3 Bedroom, 3.00 Bathroom, 1,620 sqft Residential on 1.91 Acres

West Bragg Creek, Bragg Creek, Alberta

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.







Built in 1977

#### **Essential Information**

MLS® # A2206334 Price \$1,239,999

Bedrooms 3 Bathrooms 3.00

Full Baths 3

Square Footage 1,620 Acres 1.91 Year Built 1977

Type Residential Sub-Type Detached

Style Acreage with Residence, Bi-Level

Status Active

## **Community Information**

Address 24 Mountain View Park

Subdivision West Bragg Creek

City Bragg Creek

County Rocky View County

Province Alberta
Postal Code T0L 0K0

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Driveway, Front Drive, Garage Door Opener,

Garage Faces Front, Heated Garage, Insulated

# of Garages 2

#### Interior

Interior Features Chandelier, Kitchen Island, Natural Woodwork, Pantry, Quartz Counters,

Vaulted Ceiling(s)

Appliances Bar Fridge, Built-In Oven, Built-In Range, Dishwasher, Freezer, Garage

Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Fireplace(s), Hot Water, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Brick Facing, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Barbecue, Dog Run, Fire Pit, Playground, Private Entrance, Private Yard

Lot Description Backs on to Park/Green Space, Dog Run Fenced In, Front Yard,

Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private

Roof Asphalt Shingle

Construction Cedar

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 31st, 2025

Days on Market 20

Zoning Residential

## **Listing Details**

Listing Office MaxWell Canyon Creek

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