

\$895,000 - 111 Centre Avenue, Bragg Creek

MLS® #A2208464

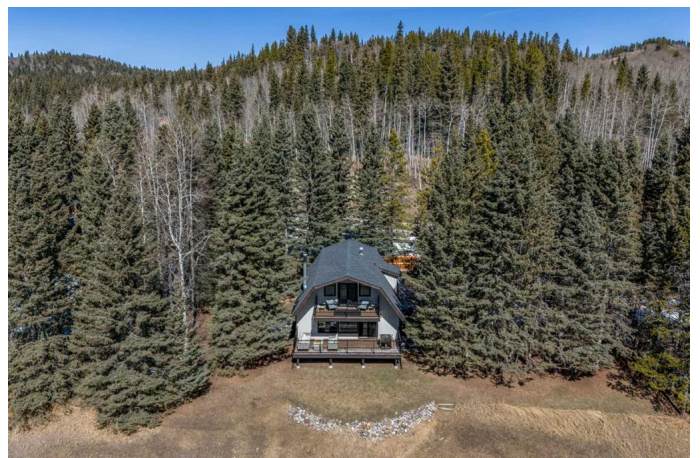
\$895,000

3 Bedroom, 2.00 Bathroom, 1,465 sqft
Residential on 0.46 Acres

NONE, Bragg Creek, Alberta

Nestled amidst the serene Lower Elkana area of Bragg Creek, this beautifully updated cedar chalet offers more than just a home—it's a lifestyle waiting to be embraced. Set on a spacious .46-acre lot, enjoy the convenience of being a short stroll away from Bragg Creek's charming shops and vibrant activities. Right beside the property is an access point onto the prestigious West Bragg Trail system, it's an ideal haven for trail enthusiasts seeking seamless access to nature's beauty right from their doorstep.

Step into the inviting foyer, where the home unfolds into a stylish kitchen and a sunlit front living room featuring a cozy fireplace and direct access to a sunny south-facing deck. The updated kitchen features granite counters, stainless steel appliances, and a delightful dining area, complemented by a convenient 2-piece bathroom on the main floor. Upstairs, discover three bedrooms, including a primary bedroom with 2 closets and a private south-facing balcony —perfect for enjoying peaceful mornings with a cup of coffee. A full bathroom completes the upper level. The lower level invites relaxation and versatility, offering a cozy den and a family room for gatherings (currently an artist studio), and a laundry/utility room with ample storage. Ideal for a workout area, guest accommodations, or movie nights, this space caters to various lifestyle needs. Notable upgrades include; New triple glazed windows in bedrooms 2 & 3 to match existing ones in house, New fire door



between dining room and garage to match front door, New drywall in garage, dining room and on stairs, Painted new drywall in dining room and on stairs and extended paint to kitchen and front entrance, Painted decks and front entrance stairs, New light fittings in garage, kitchen, dining room and on the stairs, New washer and dryer, New microwave. Previous owner had refreshed bathrooms, updated flooring, well maintained exterior with recent roof, gutters, and paint updates as well as some upgraded windows and decks to ensure modern comfort and style throughout. Whether you're considering a permanent residence or a part-time retreat, this property promises an opportunity to immerse yourself in the coveted Bragg Creek lifestyle. Discover your dream retreat next to the expansive Bragg Creek Trail networkâ€”your oasis awaits.

Built in 1975

Essential Information

MLS® #	A2208464
Price	\$895,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,465
Acres	0.46
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	111 Centre Avenue
Subdivision	NONE

City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Utilities	Water Amortized
Parking Spaces	5
Parking	Double Garage Attached, Gravel Driveway
# of Garages	2

Interior

Interior Features	Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Irregular Lot, Low Maintenance Landscape, Sloped, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 7th, 2025
Days on Market	5
Zoning	HR-1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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