



**4 Pine Avenue  
Bragg Creek, Alberta**

**MLS # A2292680**



**\$1,225,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 2,584 sq.ft.   | <b>Age:</b>   | 1950 (76 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Off Street, Parking Pad  |               |                   |
| <b>Lot Size:</b> | 0.71 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Irregular Lot, Level, Low Maintenance Landscape, Many Trees |               |                   |

|                    |   |                   |     |
|--------------------|---|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Slate   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Crawl Space   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Log, Wood Frame, Wood Siding  | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | See Remarks, Preserved Wood   | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bookcases, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Skylight(s), Walk-In Closet(s), Wired for Sound |                   |     |

**Inclusions:** Window coverings, light fixtures, 2 more refrigerators, 1 more microwave, instant hot tap, bi-speakers, built-in grill

There are a few things that quintessentially define the hamlet of Bragg Creek. The sleepy small-town feel. The connection to nature. And the uniqueness of the homes and architecture, hidden in the trees, continually surprising to discover. This incredible home started life as a one-room log cabin in 1950, and has been extensively renovated and added on to, but retains its character and history. Entering the original cabin, you note the huge stone fireplace, the kitchen with updated appliances, 3-piece bath, and don't forget to look up- there is a sleeping loft that would be appealing to any kid. Beyond the kitchen is an absolutely incredible sunroom which overlooks the backyard. Continuing on to the addition (added in 1990), you pass a large bedroom with it's own patio access, the laundry, and a full bath, arriving in a large rec room. This is the perfect place to entertain guests, with a full bar! Proceeding to the back, there is a stunning primary suite, a gigantic room with its own fireplace, patio access, walk-in closet, and captivating 5 piece en suite. Connected to this is a flex room that could be another bedroom, office, gym, or whatever you need! The courtyard patio of the home is a beautiful centerpiece, with a fire-pit to gather around, a stone water feature, and a stone outdoor wood fired BBQ. The backyard also features a small cabin with a full bath- a perfect guest house, craft studio, or Air BnB. The 0.7 acre lot, with it's wilderness setting, gets lots of animal visitors, feels remote, yet is only a 4 minute walk to the shops and restaurants of Bragg Creek, or to the nearby Elbow River. This is a jewel, even among other unique homes, and must be seen! Explore this home using our 3-D tour, and then come experience it in person.