



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**27 Elk Valley Place
Bragg Creek, Alberta**

MLS # A2298641



\$1,450,000

Division:	Elk Valley		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,101 sq.ft.	Age:	1990 (36 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Quad or More Attached, RV Access/Parking		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corners Marked, Cul-De-Sac, En		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum, Tile	Sewer:	Septic System
Roof:	Concrete, Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, French Door, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Suspended Ceiling, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Call Listing Agent		

OPEN HOUSE SAT APRIL 4 2-4PM | Set on two fully treed private acres backing directly onto trail systems leading into Kananaskis. Enjoy a stroll with natural rivers, streams, and quiet forests. This extraordinary bungalow offers over 6000 square feet of solid, enduring construction allowing you the opportunity to own ample space and quality that cannot be recreated at this price point. Your gigantic main living area draws the eye upward with high vaulted ceilings. Natural oak floors throughout can be reimaged in any stain, and the entertainment area has been designed with a sunken floor to add dimension while you are warmed by the Napoleon wood burning fireplace - one of three fireplaces (2 gas) in the home. The large wood clad windows and sliding doors draw the beauty of the serene landscape in with a color palette that blends with the natural beauty surrounding the property. This solid home has been thoughtfully designed and built with extended cottage overhangs and stone exterior to keep the elements out and your warmth inside in winter, paired with beautiful bay windows to draw in natural air cooling during summer months. All oversized, recently upgraded appliances are ready for your family including chef grade dual-wall oven, fridge, dishwasher and ample laundry walk-in ready to keep the family fun tidy with ease. The home has been upgraded with 3 new, zoned, gas-fired furnaces ensuring individual comfort in the dining, family and sleeping areas. With the home's natural flow, enjoy entertaining in the many living areas combined with a brand new tucked away wooded hot spring inspired master suite with spa that could easily be doubled in size with the adjacent bedroom/den. Walk out into nature from both the east and west wings of the home from one of 3 glass patio doors giving access to the enormous 700 sq/ft deck, complete with covered gazebo

and pergola. 2 oversized double garages combined for a massive ~1200 sq/ft of storage and shop space. Be a part of K-country living and check out Elbow Falls or the world class hiking, biking and skiing trails of West Bragg Creek. Your reimagined country estate awaits! Make sure to ask your Realtor to forward the floor plan, full list of FEATURES and IMPROVEMENTS, RPR and all supplemental information that can be found in supplement documents.