



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**20 Mountain View Park
Bragg Creek, Alberta**

MLS # A2304421



\$1,398,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,316 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	4
Garage:	Triple Garage Detached		
Lot Size:	2.03 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, Lan		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Hardwood, Laminate, Tile	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	CR
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Wood Counters		

Inclusions: Refrigerator, Gas Stove, Dishwasher

Set on 2.03 acres, this exceptional gated property offers a rare blend of privacy, space, and natural beauty, surrounded by mature trees and peaceful surroundings just minutes from everyday amenities. With over 3,600 square feet of developed living space, the home features three bedrooms and four bathrooms, providing a comfortable and functional layout for families, guests, or flexible living. The main floor showcases stunning wood beams and hardwood flooring throughout, adding warmth and character. The open concept kitchen and dining area is ideal for hosting, seamlessly connecting spaces for family gatherings and entertaining. The living room is a true highlight, featuring soaring ceilings and a striking floor-to-ceiling stone fireplace with a wood mantel, creating a warm and inviting atmosphere. The rear of the home is designed for indoor-outdoor living, offering a beautiful two-tier deck with a sunroom just off the deck. The fully finished walkout basement provides additional living space with a self-contained illegal suite, and opens onto a private deck and patio with multiple sitting areas throughout the property. An oversized triple detached garage adds excellent functionality, with ample room for vehicles, storage, or workshop space. The grounds are meticulously maintained, featuring manicured landscaping, mature trees, and thoughtfully designed gardens that reflect years of care and pride of ownership. With the gate closed, the yard is completely deer-proof, allowing the gardens, berry bushes, and flowers to reach full maturity without being eaten. The backyard also offers dogs full run, with the sides fenced so they can't access the front. Located just minutes from the heart of Bragg Creek, you'll enjoy easy access to local shops, restaurants, and unique boutiques, all while coming home to your own private acreage retreat. A truly special

property that must be experienced to be fully appreciated.