



**23 Highlands Boulevard  
Bragg Creek, Alberta**

**MLS # A2308473**



**\$1,320,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,378 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	3.95 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Cul-De-Sac, Pie Shaped Lot, Private, See Remark		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	5-23-4-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R- RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Not

**Features:** Closet Organizers, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Walk-In Closet(s)

**Inclusions:** Basement TV and Mount; surround sound; Primary bed and frame, TV in garage; Exhaust fan in garage; cabinets in children's bedrooms; shelving in hallway closet; cabin with bunkbeds; red barn; carport

Tucked beneath a canopy of mature trees and surrounded by the sights and sounds of nature, this enchanting almost 4-acre parcel offers the kind of lifestyle most people only dream about. Imagine mornings spent sipping coffee on the deck as the mist rises from your private pond and the gentle sound of the waterfall drifts through the trees. Deer wander quietly through the property, birds sing from the forest beyond, and for a moment, the pace of the world seems to slow. Designed for gatherings, the heart of the home is an extraordinary kitchen where family stories are shared, holiday meals are prepared, and guests naturally gravitate. Rich custom wood cabinetry, expansive granite countertops, high-end appliances, exceptional storage, and a substantial centre island create a beautiful and welcoming space. Open to the main living area, the layout allows conversations to flow effortlessly, while walls of windows blur the line between indoors and out, bringing the beauty of the woods into everyday life. The dining room invites memorable dinners and celebrations, with French doors opening onto a side deck where summer evenings linger a little longer and nature becomes the backdrop. Upstairs, the primary suite feels like a private sanctuary. Wake to peaceful views of the pond and surrounding forest, then step through French doors onto the balcony and begin your day immersed in nature. The spacious ensuite offers a spa-like experience with a deep soaker tub, oversized rain shower, dual closets, and room to truly unwind. Two additional bedrooms and a full bath provide space for family and guests, including one bedroom with its own charming balcony accessed through French doors—perfect for quiet moments and stargazing. The walkout lower level was designed for making memories. Family movie nights come alive in the theatre

room, while the expansive recreation space easily accommodates games, hobbies, and entertainment. Step outside and discover a backyard that feels more like your own private park. At the centre of it all is the stunning pond, complete with a waterfall and dock - a peaceful place to watch the sunset reflect across the water, cast a fishing line, or simply sit in silence and take in the beauty around you. Children and adults alike will fall in love with the bunkhouse, creating endless sleepovers, adventures, and memories that will last a lifetime. The classic red barn provides practical storage for tools and equipment while offering a delightful loft space above for play and imagination. With abundant parking, a covered carport, room for RVs, trailers, and recreational vehicles, this property offers both flexibility and convenience without sacrificing its peaceful country charm. Rarely does a property offer such a complete lifestyle package—a place where children can explore, families can gather, friends can reconnect, and nature is always just outside your door. This is a property that captures the heart from the moment you arrive. Welcome home.