



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**35 Echlin Drive
Bragg Creek, Alberta**

MLS # A2312810

\$1,275,000



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,611 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.69 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-urb
Foundation:	Preserved Wood	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Quartz Counters, Sauna, Track Lighting, Vaulted Ceiling(s)

Inclusions: Security Cameras, Garage Shelving, TV In Downstairs Living Room, 2 Sheds (as is) 1 Portable Shed, Yellow Picnic Table, Bell Satellite Receiver & Dish, remote blackout blinds in primary, blinds in upper bedrooms.

Welcome to 35 Echlin Drive, a unique opportunity to own a home in one of Bragg Creek's most sought after locations backing directly onto Bragg Creek. This property offers a truly picturesque setting with beautiful water views, mature trees, and plenty of space to enjoy the outdoors. The home is full of character with warm cedar walls featured throughout the upper two levels, creating a mountain retreat feel while still offering all the conveniences for everyday living. The updated kitchen and bathrooms blend nicely with the home's natural charm. The open concept main floor is designed for comfortable family living, with the kitchen flowing seamlessly into the dining and living areas. Large windows capture the surrounding views and natural beauty, while the fireplace creates a warm and inviting focal point for gathering with family and friends. There is also a den that can be used as an office space and a spacious primary bedroom with an updated ensuite complete with a walk-in shower. As you step outside onto the expansive deck overlooking the creek it's the perfect place to enjoy your morning coffee or unwind at the end of the day. The loft style upper level offers two additional great size bedrooms with large closets. The full bathroom has been updated and provides plenty of room for a growing family or visiting guests. The fully developed walkout basement opens onto a covered deck. It features a comfortable family room with a fireplace, a dedicated office or 4th bedroom, a full bathroom and sauna. There is also a flex space currently used as an art room on this floor and an abundance of storage on this level. An oversized double attached garage offers ample space for vehicles, tools, and recreational equipment. Located on the school bus route to school and just a short walk or quick drive to the shops, restaurants,

and amenities of Bragg Creek, this location is hard to beat. Municipal reserve land across the creek helps preserve the peaceful views and natural setting. West Bragg Creek Provincial Recreation Area is close by offering year-round biking, hiking, cross-country skiing, and endless trails to explore. All of this, while being only 25 minutes from Calgary. Properties with this combination of land, views, and location rarely come available. Call to book your showing today!