



**90 Hawk Eye Road
Bragg Creek, Alberta**

MLS # A2323304



\$1,395,000

Division:	West Bragg Creek		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,732 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, P		

Heating:	Boiler, In Floor, Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	17-23-5-W5
Exterior:	Cedar, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Storage, Wet Bar, Wood Windows		

Inclusions: Fridge & Freezer in Garage, Dishwasher in Wet Bar, TV in Family Room lower level, Mini Fridge in Laundry Room, Pool Table & Pool Table Accessories, On Back Deck: Fireplace, Table & Chairs and all Furniture/items on Front Verandah.

This exceptional walkout bungalow is a rare opportunity to own one of Bragg Creek's truly special properties. Built by the original owner, a respected local builder whose craftsmanship shaped many homes and subdivisions throughout the area, this impeccably maintained residence sits on four private acres in prestigious Hawk Eye Estates, backing directly onto Crown land and surrounded by mature forest. The setting is remarkably private, with a wide front verandah overlooking untouched wilderness and a rear deck that captures beautifully landscaped grounds, a picturesque pond, and complete seclusion. Thoughtful landscaping, forest pathways, and natural gathering spaces create an atmosphere of quiet retreat. Inside, pride of ownership is evident throughout nearly 3,500 square feet of warm, inviting, and carefully designed living space. The beautifully appointed kitchen features double wall ovens, gas cooktop, island, and bright dining nook, while the adjoining living room is anchored by a striking four sided fireplace. A formal dining room enjoys sweeping views, creating an ideal setting for gatherings. The private primary retreat offers generous proportions, two walk in closets, and a luxurious four piece ensuite. A second bedroom, full bath, and convenient mudroom complete the main level. The heated double attached garage provides everyday convenience, while a separate single detached garage offers additional parking, storage, or workshop space. The fully finished walk out level is designed for family and guests, offering three additional bedrooms, two bathrooms, in-floor heating operated by a separate boiler, an inviting family room with a spectacular river rock wood burning fireplace, games area, and a wet bar with wine fridge and dishwasher. Covered patio access is already equipped with hot tub connections, and the lower level opens to

manicured lawns, forest trails, and tranquil outdoor spaces ideal for relaxation or recreation. Fenced and cross fenced for horses, the property offers equestrian potential and immediate access to endless outdoor adventure. Minutes from the renowned West Bragg Creek Trail System leading into Kananaskis Country, five minutes to the Hamlet of Bragg Creek, and an easy commute to Calgary, the location is unmatched. Properties of this caliber and location rarely come to market. Offering exceptional privacy, direct Crown land access, equestrian suitability, and one of West Bragg Creek's most sought after settings, this is far more than a home, it is a lifestyle.