



**43 Bracken Road
Bragg Creek, Alberta**

MLS # A2326840



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,562 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Garden, Gazebo, Landscaped, Wooded		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Crawl Space

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: 12-23-5-W5

Zoning: Residential

Utilities: -

Inclusions: Window Coverings and Light Fixtures, Fridge and Stove in Cabin, Chest Freezer

Meticulously maintained and filled with natural light, this inviting home perfectly blends timeless character with modern convenience. Nestled among mature trees on a beautifully landscaped lot on a quiet side road, it offers a peaceful forest retreat just a short walk from Bragg Creek's charming shops, schools, hiking trails, and local amenities. Bordering the Elbow River, the property offers direct access to the water, perfect for cooling off on warm summer days or simply enjoying the tranquil sights and sounds of the river. The light-filled living room is the heart of the home, featuring soaring vaulted ceilings, skylights, and a beautiful wood-burning fireplace; an inviting space for relaxing or gathering with family and friends. The spacious, updated kitchen flows seamlessly into the dining room, creating the perfect setting for everyday living and effortless entertaining. The versatile main floor room just off the kitchen features a Murphy bed, making it ideal for overnight guests, while easily transforming into a home office, playroom, home gym or flex space to suit your lifestyle. A convenient 3-piece bathroom completes the main level. A beautiful wide staircase leads to the bright upper level, where you'll find a generous primary bedroom, a spacious second bedroom, a well-appointed 4-piece bathroom, and the added convenience of an upstairs laundry area. The heated attached single garage includes loft storage, with additional parking for family and visitors. A truly exceptional feature of this property is the charming, restored 400 sq. ft. cabin, originally built in the 1930s. Complete with a wood-burning stove, it offers endless possibilities as an artist's studio, workshop, home office, or cozy bunkie for guests. Outside, lush landscaping, mature forest trees, beautiful garden beds, and spacious front and rear decks create multiple outdoor living spaces to relax, entertain, and enjoy

the peaceful surroundings. This rare property offers the perfect combination of warmth, character, natural beauty, and walkable convenience. Your own Bragg Creek haven awaits!