



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

226 Mountain Lion Drive
Bragg Creek, Alberta

MLS # A2338435



\$1,559,000

Division:	Wintergreen_BC		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,787 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, RV Access/Parking		
Lot Size:	2.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Gentle Sloping, Landscaped, Lawn, Low Main		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)

Inclusions: Appliances are all x2 for legal suite, Hot Tub, Vacuum system as is, all office furniture, bar fridge, doghouse/playhouse, light fixtures and window coverings, carport,

No. You're not seeing double. In fact, calling it a house might be selling it a little short. Welcome to 226 Mountain Lion Drive, where you'll find two homes on one 2 acre lot. The attached second home has its own address and can be used for mortgage financing, making it ideal for multi-generational living, a vacation rental, a live-in nanny, or even housing for an employee connected to your home-based business. What business? Did we mention there's yet another building? The detached double garage has a finished office/studio/flex space above it, giving you even more room to work, create, pursue a hobby or simply escape. With two homes, a separate office, multiple decks, fire pits and plenty of outdoor space, this doesn't even sound like a house anymore. It sounds like an estate. You'll certainly feel like it when deciding which fire pit to gather around or which deck to soak up the sun. And did we mention the hot tub for stargazing? But the real luxury is the lifestyle. You're a short walk to Wintergreen Golf & CC, and just minutes from Kananaskis Country where you can go mountain biking, hiking, cross-country skiing, horseback riding, fishing or view the Rocky Mountain scenery. Plus, restaurants and shops are close by in the Hamlet. And somehow, all of this is only 30 minutes from Calgary. Space, privacy, flexibility and income potential, all wrapped up in a lifestyle that puts nature right outside your door. And we haven't even talked about the interiors. Want to see more? Check out the 3-D tour and property video and let your eyeballs do the walking.