



GRASSROOTS
REALTY GROUP

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51 Echlin Drive
Bragg Creek, Alberta

MLS # A2338519



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,878 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Gated,		
Lot Size:	0.46 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, No M		

Heating:	In Floor, In Floor Roughed-In, Forced Air	Water:	Public
Floors:	Carpet, Tile, Wood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Sump Pump(s)		

Inclusions: downstairs tv mount, Tractor Mower & Trailer, Green House, Shed, Canvas shed, Snow Blower, Play Structure, Large Orange Patio Umbrella, Dehumidifier, Murphy bed in basement, cargo trailer, motorized wheel barrel. other equipment negotiable.

This half-acre Bragg Creek sprawling bungalow, combines extensive upgrades with an exceptional natural setting backing directly onto the creek. Positioned for efficient access to The Cowboy Trail and The Trans Canada Trail for scenic drives, breathtaking cycling, hiking, cross-country skiing and horseback riding. The estate features a newly painted cedar exterior, asphalt shingle roof (2018) with heat trace cables, updated triple-pane windows, and a newly sealed tarmac driveway leading to an oversized, heated double garage. Indoors, wide-plank pine hardwood leads past a front office into a sunken family room with a gas fireplace, paired with an updated open concept kitchen featuring crushed granite counters and stainless steel gas appliances. The main floor includes a primary suite with a five-piece ensuite and jacuzzi tub, while a dedicated sunroom houses a swim spa with access to the large west facing outdoor deck. The main living area also includes 2 more bedrooms and a full bathroom that connects to a thoughtfully finished basement featuring a private bedroom and walk in closet, bathroom/laundry room, and two expansive storage spaces. A central recreation area centers around an electric fireplace with additional space for visitors featuring a built in Murphy bed, while a newly built addition showcases radiant heated floors and large egress windows—providing immediate flexibility to customize into a media room, home office, or additional bedroom. Efficient mechanicals and functional updates provide peace of mind and minimize upcoming maintenance costs. Designed for long-term utility and ROI, the infrastructure includes updated electrical panels, an IBC boiler for existing and expandable in-floor heating, two Lennox furnaces, a backup generator, five sump pumps with heat-traced drainage lines, and a high efficiency 75 gallon hot water tank with no Poly-B

pipng. The fenced grounds offer a greenhouse, powered shed, and direct creek access, providing a turnkey opportunity for investors or buyers seeking space, security, and proven mechanical reliability. Living at 51 Echlin DR Bragg Creek offers a quiet, nature-focused lifestyle nestled in the Rocky Mountain Foothills, "The Gateway to Kananaskis", just 30 Kilometers southwest of Calgary making commuting easy! Families are served locally by Banded Peak School (K-8), before students commute to Springbank Community High School. Daily conveniences are a short walk away to the charming rustic hamlet of Bragg Creek, featuring boutique shops, art galleries, cozy cafes, fine dining, essential medical services, gas station and a local market.