



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

31 Williams Place
Bragg Creek, Alberta

MLS # A2340524



\$1,299,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,900 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Carport		
Lot Size:	2.03 Acres		
Lot Feat:	Corner Lot, Private, Sloped, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	unknown
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: None

Judicial Sale – Sold “As-Is, Where-Is.” This property has been far more than a house to the family—it was the owner’s heart and soul. Over the years, substantial investment and thoughtful upgrades have been made to enhance both comfort and functionality, including three furnaces, heated basement floor, two hot water tanks and two air-conditioning units, providing year-round comfort. Set on a private 2.03 acre corner lot in a quiet cul-de-sac, the property is surrounded by mature trees and a serene natural setting. Inspired by Frank Lloyd Wright, this prairie-style architectural walk-out bungalow encompasses approximately 3,900 sq.ft. of developed living space, with views from every room. The home offers five bedrooms, a spacious family room in basement, and three-and-a-half bathrooms across each level. The main floor features a primary bedroom with a luxurious ensuite complete with steam shower. The upper level includes two bedrooms, a recreation area, while the walk-out lower level provides two additional bedrooms and a generous family room with large windows overlooking the natural surroundings. Imagine waking up to quiet mornings and open skies, where rural charm meets modern convenience. This beautiful piece of land offers peaceful country living with the convenience of Bragg Creek town center just minutes away. Nearby Banded Peak School serves students from Kindergarten through Grade 8 with English and French Immersion programming. For Grades 9 through 12, the property is located within the Springbank Community High School attendance area, subject to Rocky View Schools' current attendance boundaries. Architecturally distinctive. Extensively updated. Privately set in nature. Minutes from the heart of Bragg Creek. A rare opportunity to make this exceptional property your own and begin its new

