



GRASSROOTS
REALTY GROUP

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**4 Pine Avenue
Bragg Creek, Alberta**

MLS # A2341267



\$1,199,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,584 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	4
Garage:	Interlocking Driveway, Off Street		
Lot Size:	0.71 Acre		
Lot Feat:	Irregular Lot, Low Maintenance Landscape, Many Trees, Subdivided		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Log, Mixed	Zoning:	R-1
Foundation:	Preserved Wood	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

There are a few things that quintessentially define the hamlet of Bragg Creek. The sleepy small-town feel. The connection to nature. And the uniqueness of the homes and architecture, hidden in the trees, continually surprising to discover. This incredible home started life as a one-room log cabin in 1950, and has been extensively renovated and added on to, but retains its character and history. Entering the original cabin, you note the huge stone fireplace, the kitchen with updated appliances, 3-piece bath, and don't forget to look up- there is a sleeping loft that would be appealing to any kid. Beyond the kitchen is an absolutely incredible sunroom which overlooks the backyard. Continuing on to the addition (added in 1990), you pass a large bedroom with it's own patio access, the laundry, and a full bath, arriving in a large rec room. This is the perfect place to entertain guests, with a full bar! Proceeding to the back, there is a stunning primary suite, a gigantic room with its own fireplace, patio access, walk-in closet, and captivating 5 piece en suite. Connected to this is a flex room that could be another bedroom, office, gym, or whatever you need! The courtyard patio of the home is a beautiful centrepiece, with a fire-pit to gather around, a stone water feature, and a stone outdoor wood fired BBQ. The backyard also features a small cabin with a full bath- a perfect guest house, craft studio, or Air BnB. Note that the entire house has had the PolyB swapped out for Pex. The 0.7 acre lot, with it's wilderness setting, gets lots of animal visitors, feels remote, yet is only a 4 minute walk to the shops and restaurants of Bragg Creek, or to the nearby Elbow River. This is a jewel, even among other unique homes, and must be seen! Explore this home using our 3-D tour, and then come experience it in person.

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