# \$1,399,900 - 64 Breezewood Bay, Bragg Creek

MLS® #A2190075

## \$1,399,900

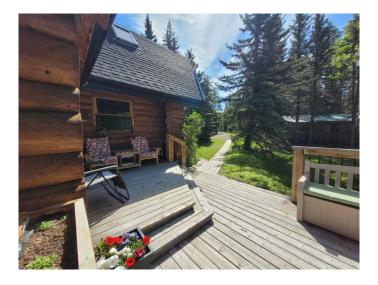
6 Bedroom, 5.00 Bathroom, 2,368 sqft Residential on 5.21 Acres

NONE, Bragg Creek, Alberta

This incredible one-of-a-kind property on over 5 acres amidst towering spruce, pine, and poplar in stunning West Bragg Creek, offers endless outdoor adventures with Bragg Creek Provincial Park and Kananaskis Country minutes away and Calgary under 30 minutes for commuters. With two extremely strong water wells, no community restrictions, and over 4200 sqft of developed living space, it's a rural living dream. The residence's versatile layout suits both couples and large families, featuring multiple decks, patios, and balconies that invite wildlife. The detached double garage, "The Cabin," serves as a converted living space with stunning nature views. This property, formerly Kruger's Guest House, has income generating potential for B&B or AirBnB, having been a licensed B&B in the past with five private spaces for shared accommodation. Highlights include "The Grand Room" with vaulted ceilings and a wood-burning stove, "The Eagle's Nest" with a secluded balcony, "The Hideaway" with private ensuite and secluded access, and "The Walk-Out" with a 2 person bubbling tub and private patio. The central kitchen with picture windows and a generous dining room are perfect for gatherings. Developed for functionality, this property includes two legal driveway entrances joining at a massive loop, RV parking, a detached pavilion with a party room doubling as a carport, an outdoor kitchen, a workshop, an enormous firepit, and a handcrafted log picnic table. Gardens







brimming with flowers frame the natural setting, offering relaxation and tranquility. This property is a country haven and a unique opportunity not to be missed!

Built in 1979

#### **Essential Information**

MLS® # A2190075 Price \$1,399,900

Bedrooms 6
Bathrooms 5.00
Full Baths 5

Square Footage 2,368
Acres 5.21
Year Built 1979

Type Residential Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

Status Active

# **Community Information**

Address 64 Breezewood Bay

Subdivision NONE

City Bragg Creek

County Rocky View County

Province Alberta
Postal Code ToL 0K0

#### **Amenities**

Parking Spaces 10

Parking Gravel Driveway, Additional Parking, Converted Garage, Carport,

Double Garage Detached, Multiple Driveways, See Remarks, RV

Access/Parking

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), High Ceilings, Breakfast Bar, Beamed Ceilings, Built-in

Features, Central Vacuum, Jetted Tub, Skylight(s), Separate Entrance,

Storage

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Brick Facing, Great Room, Masonry, Raised Hearth, Wood

Burning, Wood Burning Stove

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard, Balcony, Fire Pit, Outdoor Grill, Outdoor

Kitchen, Playground, Rain Barrel/Cistern(s)

Lot Description Low Maintenance Landscape, Landscaped, Private, Secluded, Views,

Wooded

Roof Asphalt, Metal

Construction Log

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 25th, 2025

Days on Market 283

Zoning R-RUR

### **Listing Details**

Listing Office Greater Calgary Real Estate

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