

# \$1,199,999 - 24 Mountain View Park, Bragg Creek

MLS® #A2206334

**\$1,199,999**

3 Bedroom, 3.00 Bathroom, 1,620 sqft

Residential on 1.91 Acres

West Bragg Creek, Bragg Creek, Alberta

Bright and sunny home on 1.91 acres in West Bragg Creek. Only 3 kms from the hamlet of Bragg Creek and half way to the West Bragg Creek trail system. Three bedrooms upstairs with main floor laundry room. Fully finished basement with large windows. This house has a brand new face with major recent renovations including a new kitchen by Legacy Kitchens, shiny quartz counters, new hood fan, electrical slide in range, new dishwasher and beverage centre fridge, new upstairs bathrooms, new flooring upstairs and downstairs, all upstairs windows , except patio doors, replaced with new triple glazed windows and house repainted. Check out supplements for more details. Underdrive garage is heated. Country living is made easy with a community water and sewer system so no concerns here about wells and septic systems. One time membership fee of \$500 and then \$250 per month covers water and sewer costs. Ideal yard for kids and dogs. Children's slide and swings , BBQ patio with seating and a large dog run off back deck. All the things you need are included - all yard furniture, Gas BBQ on back deck and the ride on lawn tractor with it's 54" deck - ( "as is" condition ) to help maintain your park like yard. All you have to do is pack your bags and move in your furniture.

Built in 1977

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2206334                         |
| Price          | \$1,199,999                      |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,620                            |
| Acres          | 1.91                             |
| Year Built     | 1977                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bi-Level, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 24 Mountain View Park |
| Subdivision | West Bragg Creek      |
| City        | Bragg Creek           |
| County      | Rocky View County     |
| Province    | Alberta               |
| Postal Code | T0L 0K0               |

### Amenities

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                               |
| Parking        | Double Garage Attached, Heated Garage, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                                               |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Kitchen Island, Natural Woodwork, Pantry, Quartz Counters, Vaulted Ceiling(s)                                            |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Bar Fridge, Built-In Range, Built-In Oven, Freezer |
| Heating           | Fireplace(s), Natural Gas, Hot Water                                                                                                 |
| Cooling           | None                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                    |
| Fireplaces        | Brick Facing, Living Room, Wood Burning                                                                                              |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                       |

**Exterior**

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, Barbecue, Dog Run, Playground                                                         |
| Lot Description   | Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Dog Run Fenced In, Level, Many Trees, Private |
| Roof              | Asphalt Shingle                                                                                                                 |
| Construction      | Cedar                                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 226              |
| Zoning         | Residential      |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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