

**24 Mountain View Park
Bragg Creek, Alberta**

MLS # A2277740

\$1,174,900



Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bi-Level	
Size:	1,620 sq.ft.	Age: 1977 (49 yrs old)
Beds:	3	Baths: 3
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D	
Lot Size:	1.91 Acres	
Lot Feat:	Dog Run Fenced In, Landscaped, Lawn, Many Trees, No Neighbours Behind	

Heating:	Hot Water, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-23-5-W5
Exterior:	Cedar, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Beamed Ceilings, Kitchen Island, Natural Woodwork, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Fridge in basement, all yard furniture, Gas BBQ on deck, 2 garage door openers and 2 remote units. Ride on tractor in as is condition.

Bright and sunny professionally renovated home in West Bragg Creek located mid way between the Hamlet and the Bragg Creek trail system. All you need to do is unpack your furniture and start enjoying country life. Major renovations include a stunning Legacy kitchen with shiny quartz counters, electric slide in range featuring convection bake, no preheat, steam bake and Air Fry to make cooking a breeze. New flooring throughout, upstairs windows are triple glazed and upstairs bathrooms refinished. Three bedrooms upstairs, brick fireplace in living room, family room with large windows on lower level. Hot water heating with 5 zones ensures each room meets your living temperature ideals. Underdrive garage is heated. Park like yard is perfect for kids and dogs. Children's slide and swings, gas BBQ on deck, fire pit with seating and a large dog run. Everything you need to start your rural life - all yard furniture and even the ride on lawn tractor to help maintain your yard. No water or septic concerns here! Mountain View Park has its own water and sewer system.