

## 64 Breezewood Bay Bragg Creek, Alberta

MLS # A2190075



# \$1,449,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,368 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Additional Parking, Carport, Converted Garage, Double Garage Detached, Gr		
<b>Lot Size:</b>	5.21 Acres		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, Private, Secluded, Views, Woode		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	9-23-5-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Separate Entrance, Skylight(s), Storage

**Inclusions:** Refrigerators(7), Dishwasher, Electric Range (2), Gas Range, Hood/Fan, Microwaves (3), Washers (3), Dryers (3), Chest Freezer, All Window Coverings, Central Vacuum, Large Picnic Table, Playground Equipment. Residence available fully furnished (Excluding suites)

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!