

333 Wild Rose Close Rural Rocky View County, Alberta

MLS # A2156271



\$1,424,900

Division:	Wild Rose Count Est		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,543 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Heated Garage, Oversiz		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Many Tre		

Heating:	In Floor, Natural Gas	Water:	Cistern, Well
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s)		
Inclusions:	Kubota Tractor, 2nd fridge in basement		

Discover a truly unique opportunity in Bragg Creek with our newest listing! Unlike many dated homes in the area, this beautiful acreage property has been meticulously renovated inside and out, showcasing pride of ownership at every turn. This turn-key front walkout bungalow sits on 2 acres of stunning landscaped and treed property, featuring nearly 3,000 sqft of developed space, front and back decks, and an attached 5-car garage. Inside, you'll find 4 bedrooms, 3 bathrooms, and an array of premium upgrades including in-floor heating, a 350-gallon cistern with a dedicated pressure system, new boiler, hot water tank, commercial-grade softener, high-efficiency furnace, custom tile and LVP flooring, stained maple hardwood, custom staircase and railing, sliding barn doors, updated bathrooms, and thermal blackout blinds. The vaulted ceiling beam work, double-sided iron stone gas fireplace, and new lighting fixtures add even more charm. The renovated kitchen and coffee bar area are perfect for entertaining, featuring stainless steel appliances such as a Viking 36" gas range and convection oven, and a Thor under-counter two-drawer fridge. The landscaped property boasts 300' of custom rundle boulder walls and steps, a drought-resistant clover lawn, a 4-car parking pad, shed, fully paved driveway, new composite back deck with custom railing, pergola, vinyl deck off the front, and a covered entryway with a hot tub. Many furnishings and additional appliances are available for purchase, along with a fully loaded Kubota tractor with attachments. Located in the exclusive Wild Rose community with just 49 units, this property offers access to a private lake, recreational area with parking, tennis/basketball courts, stone fireplace, docks, recreational boats, and a sand beach. Nestled in the scenic foothills of the Rocky Mountains, Bragg Creek is just 30 kilometers from

Calgary, offering abundant outdoor activities and a quaint community feel with unique shops, art galleries, and cafes. Proximity to Kananaskis Country ensures endless adventures. Enjoy the perfect blend of natural beauty and convenience in this picturesque hamlet.