

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

MLS® #A2190075

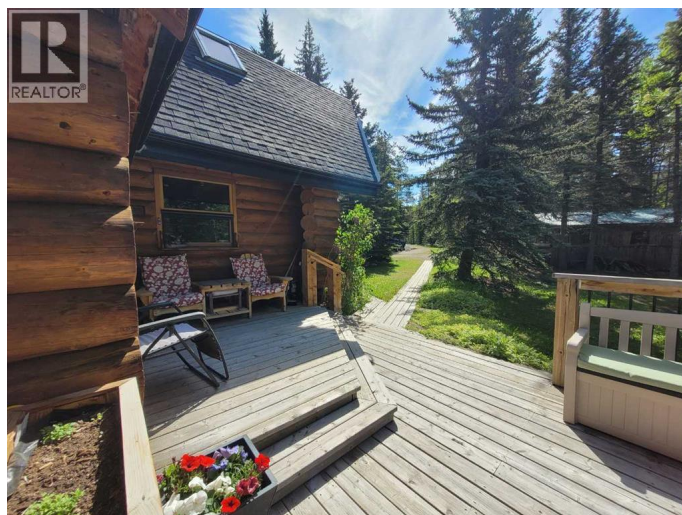
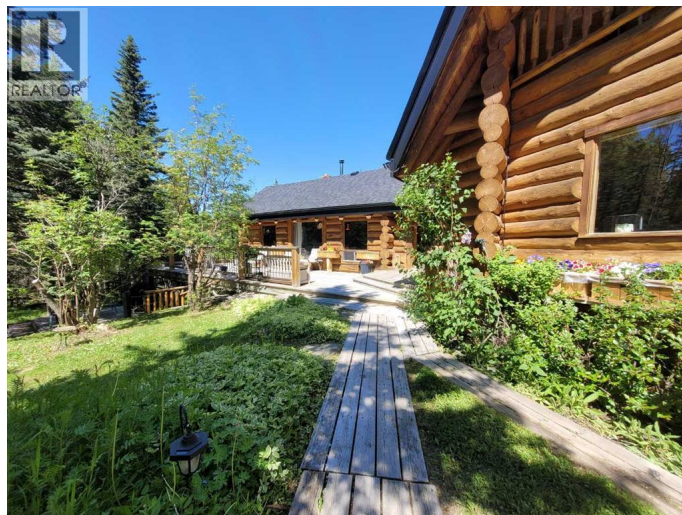
\$1,399,900

6 Bedroom, 5.00 Bathroom, 2,368 sqft

Single Family on 5.21 Acres

N/A, 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, itâ€™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 Krugerâ€™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 Eagleâ€™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! (id:6289)

Built in 1979

Essential Information

Listing #	A2190075
Price	\$1,399,900
Bedrooms	6
Bathrooms	5.00
Square Footage	2,368
Acres	5.21
Year Built	1979
Type	Single Family
Sub-Type	Freehold

Community Information

Address	64 Breezewood Bay
Subdivision	N/A
City	Bragg Creek
Province	Alberta
Postal Code	T0L0K0

Amenities

Features	Other
Parking Spaces	10
Parking	Carport, Detached Garage, Garage, Gravel, RV, See Remarks
# of Garages	5
View	View

Interior

Appliances	See remarks
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Has Basement	Yes
Basement	Walk-up, Suite

Exterior

Exterior	Log
Exterior Features	Landscaped
Construction	Log
Foundation	Poured Concrete

Listing Details

Listing Office	Greater Calgary Real Estate
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