

\$1,900,000 - 67 Bracken Point, Bragg Creek

MLS® #A2243029

\$1,900,000

4 Bedroom, 2.00 Bathroom, 2,151 sqft

Single Family on 0.67 Acres

N/A, Bragg Creek, Alberta

There is a phenomenon in small towns, where certain places grow along with the community and come to define them. This historic property â€œLazybonesâ€•, with its osteographic sign, has been a point of reference and directional guide for generations. Much like the hamlet of Bragg Creek itself, the original small cabin has grown and changed into something truly remarkable, all the while remaining a unique refuge from the bustling world outside. This 1.33 acre property has direct access to the Elbow River but sits high enough above to provide beautiful panoramas and free you from high water worries. There are two separate titled lots, one of which could be sold, or a second residence built. The home itself is all about views and more views. The kitchen and dining area sit above a sunroom with windows on 3 sides and a cosy fire place for winter; outside is a magnificent two-tiered deck. Both with an incredible vista of the river and foothills beyond. Prefer your nature one step removed? The incredible screened in porch with hot tub is a haven from sun and bugs while still offering breezes and the calming burble of the river. The rolling expansive lawn calls out for evenings of croquet, frisbee golf, or winter sledding. There is so much potential here, from redevelopment, to a storied summer home, or a weekend getaway only 30 minutes from Calgary and walking distance to the charming shops and restaurants of downtown Bragg Creek. Youâ€™ve always wondering



what secret the “œlazy” bones were guarding“ldon”t miss the opportunity to find out. (id:6289)

Built in 1958

Essential Information

Listing #	A2243029
Price	\$1,900,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,151
Acres	0.67
Year Built	1958
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	67 Bracken Point
Subdivision	N/A
City	Bragg Creek
Province	Alberta
Postal Code	T0L0C5

Amenities

Features	See remarks, Other, No neighbours behind
Parking Spaces	6
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Hood Fan, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2

of Stories 1

Exterior

Exterior Log
Exterior Features Landscaped
Construction Log, Wood frame
Foundation Wood

Listing Details

Listing Office MaxWell Canyon Creek



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