

# **\$1,395,000 - 118 Mountain Lion Drive, Rural Rocky View County**

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MLS® #A2215187

**\$1,395,000**

5 Bedroom, 3.00 Bathroom, 2,283 sqft  
Residential on 2.00 Acres

Wintergreen, Rural Rocky View County,  
Alberta

Discover a serene retreat in the heart of Bragg Creek's prestigious Wintergreen community. This sun-drenched 2-acre property features extensive landscaping, including a seasonal creek highlighted with rainbow river rock and is enveloped by a tranquil, mature forest. The post & beam home epitomizes rustic elegance with over 3700 sq ft of total living space. Featuring vaulted living and dining areas, warmed by a cozy wood burning fireplace and expansive south-facing prow windows framing picturesque views. The gourmet kitchen is perfect for entertaining with stainless steel appliances, a spacious island, and direct access to multi-level decks. Ideal for seamless living, a generous mudroom with custom closets leads to an oversized radiant heated double garage and workshop. The main level offers two spacious bedrooms with access to the main level full bathroom. One is currently utilized as a home office. Also on the main level is a convenient laundry room with an oversized laundry sink. Ascend to the upper floor, where a lofted sitting area with a gas fireplace and private balcony provides a tranquil retreat. The primary suite includes a spacious bedroom, dressing area, walk-in closet, and an ensuite complete with a luxurious soaker tub and shower. The professionally finished lower level features in floor heating, a walk-up exit and includes two



additional bedrooms, a full bathroom, and a fully equipped kitchen adjacent to a cozy family room with a built-in wall unit. Ample storage includes a walk-in pantry and a generously sized shelved storage room. The property is set across from the second fairway of the Wintergreen Golf and Country Club. This estate home, has been cherished and maintained by its original owner, offering not just a residence, but a lifestyle defined by privacy, natural beauty, and luxurious comfort.

Built in 2000

### Essential Information

MLS® #	A2215187
Price	\$1,395,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,283
Acres	2.00
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	118 Mountain Lion Drive
Subdivision	Wintergreen
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Oversized
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler, In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	45
Zoning	R-CRD

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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