

\$1,089,900 - 105 Bracken Road, Bragg Creek

MLS® #A2228729

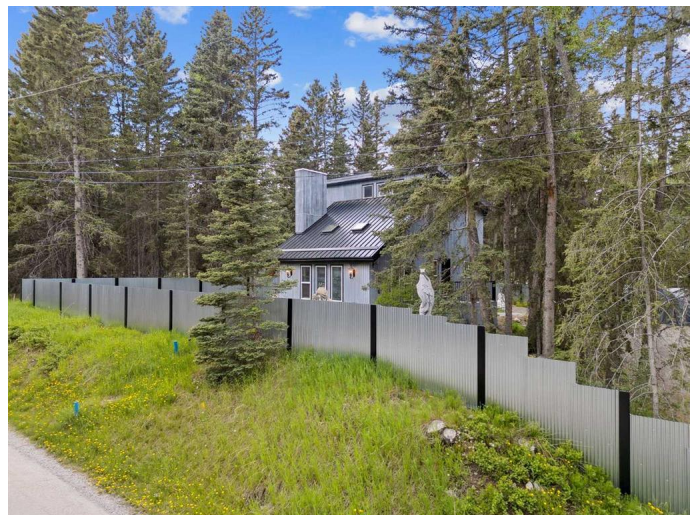
\$1,089,900

3 Bedroom, 3.00 Bathroom, 1,481 sqft

Residential on 0.50 Acres

NONE, Bragg Creek, Alberta

OPEN HOUSE SATURDAY JUNE 14 from 2-4pm ** Welcome to a rare opportunity to live in the heart of Bragg Creek, nestled directly along the Great Trail and across from the peaceful Two Pines hiking area and environmental reserve. This fully renovated home sits on a beautifully treed and fully fenced half-acre parcel that feels like a private park, with a seasonal brook winding through the property, charming footbridges, and mature evergreens creating natural privacy and serenity. Just moments from the Elbow River and a short ride to the expansive West Bragg Creek trail system, the location offers direct access to a lifestyle built on connection to nature, community, and personal retreat. Bragg Creek is known for its eclectic charm, thriving arts scene, and year-round outdoor recreation, including hiking, cross-country skiing, and cycling. It's a place where residents value space, community spirit, and the beauty of Alberta's foothills. The home itself has been completely transformed with thoughtful, high-quality professional renovations. A brand-new kitchen with custom cabinetry, modern lighting, and upgraded appliances opens into a lofty two-storey family room filled with sunlight, anchored by a striking, oversized gas fireplace. The dining room extends off the kitchen space, framed by French doors that lead to two decks ideal for seamless indoor-outdoor living. The three bathrooms are fully redone, the entire home features new flooring, a regraded and



refreshed driveway, new metal roofing and detailing that enhance its durability and mountain character. Upstairs, a lofted space overlooks the main living area, providing an ideal area for the two private bedrooms with big windows and soaring ceilings. The upstairs full bath continues that vaulted ceiling theme and features a must have bubble tub. The finished basement adds flexible space with a third spacious bedroom, a family room that easily converts to a theatre or media space, and a functional craft or workshop area complete with counter space and storage. Large windows in the lower level bring a natural light and a sense of calm to space. The renovated lower level spa like three-piece bathroom acts as an ensuite if needed. From new windows and doors throughout to a weeping tile system, new electrical panel and internal wiring this home is comforting, reliable, nurturing and beautiful. This is the picture of a home that has been renovated for longevity, beauty and comfort. The outdoor spaces are illuminated by heavy iron lighting that add warmth and grounding to the landscape, offering a sense of permanence and intention. This home reflects the true spirit of Bragg Creekâ€”creative, enduring, and deeply connected to the land. This home is hooked up to the bragg creek municipal water system and has a private septic system. Please make sure you click the multi media links for more information.

Built in 1983

Essential Information

MLS® #	A2228729
Price	\$1,089,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,481
Acres	0.50
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	105 Bracken Road
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking	Off Street, Parking Pad, RV Access/Parking
---------	--

Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, French Door, High Ceilings, No Smoking Home, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, See Remarks, Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Low Maintenance Landscape, Many Trees, Wooded, Yard Drainage, Wedge Shaped Lot
Roof	Metal

Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	6
Zoning	HR1

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.