

# \$1,525,000 - 64 Breezewood Bay, Bragg Creek

MLS® #A2190075

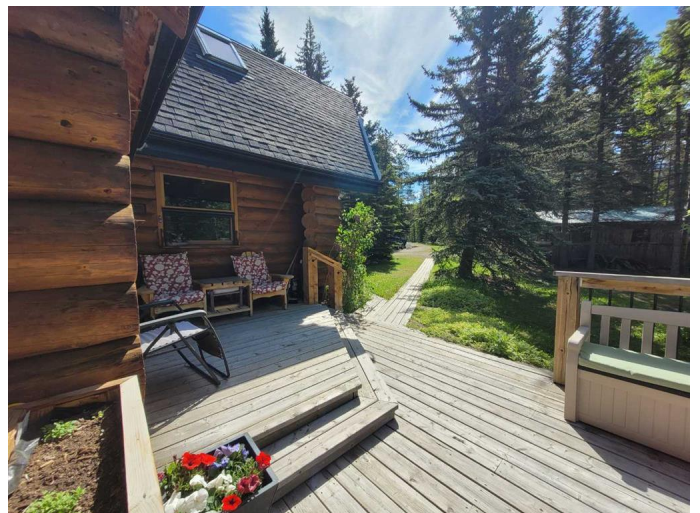
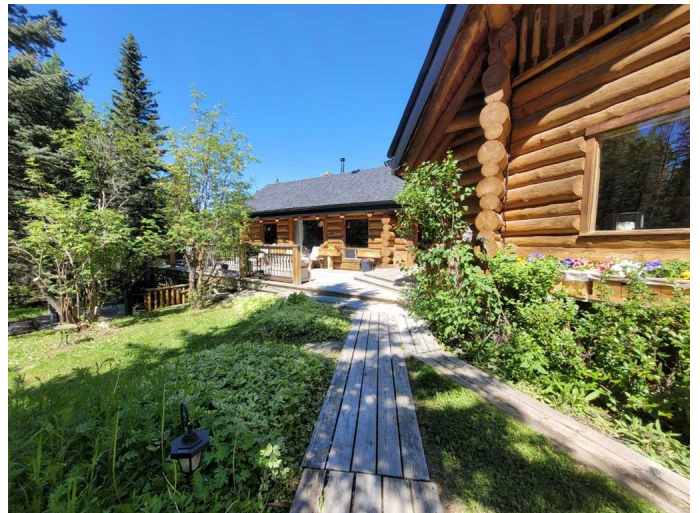
**\$1,525,000**

6 Bedroom, 5.00 Bathroom, 2,368 sqft

Residential on 5.21 Acres

NONE, 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, 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!

Built in 1979

### Essential Information

|                |   |
|----------------|---|
| MLS® #         | A2190075                                  |
| Price          | \$1,525,000                               |
| Bedrooms       | 6   |
| Bathrooms      | 5.00                                      |
| Full Baths     | 5   |
| Square Footage | 2,368                                     |
| Acres          | 5.21                                      |
| Year Built     | 1979                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 64 Breezewood Bay |
| Subdivision | NONE              |
| City        | Bragg Creek       |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0L 0K0           |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 10   |
| Parking        | Additional Parking, Carport, Double Garage Detached, Converted Garage, Gravel Driveway, Multiple Driveways, See Remarks, RV Access/Parking |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Separate Entrance, Storage, Beamed Ceilings, Jetted Tub, |
|-------------------|---|

|                 |  |
|-----------------|--|
|                 | Skylight(s)  |
| Appliances      | See Remarks  |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 2  |
| Fireplaces      | Wood Burning, Basement, Brick Facing, Great Room, Masonry, Raised Hearth, Wood Burning Stove |
| Has Basement    | Yes  |
| Basement        | Finished, Full, Suite, Walk-Up To Grade  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Fire Pit, Private Entrance, Private Yard, Outdoor Grill, Outdoor Kitchen, Playground, Rain Barrel/Cistern(s) |
| Lot Description   | Landscaped, Low Maintenance Landscape, Private, Secluded, Views, Wooded   |
| Roof              | Asphalt, Metal  |
| Construction      | Log   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 25th, 2025 |
| Days on Market | 84                 |
| Zoning         | R-RUR              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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