

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

MLS® #A2187192

**\$1,900,000**

3 Bedroom, 2.00 Bathroom, 2,162 sqft  
Residential on 1.33 Acres

NONE, Bragg Creek, Alberta

A dream canvas for your complete inspiration - a place for a weekend retreat, a generational home for you, your children and grandchildren, a piece of Bragg Creek history and the storied property "Lazy Bones." • Unobstructed access to the Elbow River, expansive views, cleared lot, bordered at the southwest boundary with a serene mountain creek . . . this lot is one in a million and just steps from Bragg Creek's charming amenities and a short drive to Calgary, it's perfectly positioned for both convenience and seclusion. Imagine waking up to breathtaking upstream and downstream river vistas of the Elbow that are truly something to behold from the 1.33 acre lot (on two legal lots.) Perched high above the water, yet with easy access for world-class fishing or a quiet riverside coffee, this lot is a haven for tranquility. There is potential for a walk-out basement and incredible views from a second story (all architectural guidelines to be confirmed with land-use bylaw.) The current property features two of the original cabins full of warmth and legend and some useful additions. There is near no match and truly must be seen to be appreciated.



Built in 1958

## Essential Information

MLS® #	A2187192
Price	\$1,900,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,162
Acres	1.33
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	67 Bracken Point
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L0K0

### **Amenities**

Parking	220 Volt Wiring, Double Garage Attached, Oversized
# of Garages	2
Is Waterfront	Yes

### **Interior**

Interior Features	Beamed Ceilings, Built-in Features, High Ceilings, Natural Woodwork
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Gas Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage, Barbecue, Playground
Lot Description	Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pond,

Garden, Private, Gentle Sloping, Low Maintenance Landscape,  
Secluded, Waterfront

Roof Metal  
Construction Wood Frame, Log  
Foundation Block, Wood, Combination

### **Additional Information**

Date Listed January 13th, 2025  
Days on Market 59  
Zoning HR-1

### **Listing Details**

Listing Office CIR Realty

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