\$899,900 - 35 River Drive N, Bragg Creek

MLS® #A2187942

\$899,900

2 Bedroom, 3.00 Bathroom, 2,683 sqft Residential on 0.36 Acres

NONE, Bragg Creek, Alberta

Riverfront property in Bragg Creek under \$1M? A rare find indeed. This charming house would be a perfect vacation property, home for a young couple, or older couple looking for a great retirement property. The home is attached to the original cabin built in 1919- a neat piece of history, and a possible mortgage helper as it is currently rented to a tenant who would like to stay. The main house opens into a huge open space with large dining and living area, windows featuring the river view, and wood-burning fireplace. The main floor also has a kitchen with stainless-steel appliances and a convenient 2-piece bath. Upstairs is a truly unparalleled primary suite. The massive bedroom has its own fireplace, private balcony overlooking the river, walk-in closet and storage- however the true jewel might be the spa like 6-piece ensuite featuring a massive jacuzzi tub with river views, an oversized double shower and double vanity. It's the perfect retreat to watch a cozy fire from bed in the winter, or to enjoy your morning coffee on the balcony in the summer. The lot features a long drive with plenty of room to store an RV or potentially build a garage. The cabin has 1 bed, 1 bath, a fireplace and sunroom, and kitchen. The laundry is shared with the house via a separate entrance to laundry/utility room. The house has mobility upgrades, such as ramp and chairlift to second floor. This property is only a few minutes' walk to the shops and restaurants of Bragg Creek village, only 25 minutes to Calgary city limits, and less





55 RIVER DR N, BRAGG CREEK (MAIN) - 01.20.2025

MAIN 1,098.61 SQ.FT./ 102.06 M2
UPPER 789.63 SQ.FT./ 73.36 M2
RMS AREA 1,888.24 SQ.FT./ 175.42 M2

MAIN 795.04 SQ.FT./ 73.86 M2
RMS AREA 795.04 SQ.FT./ 73.86 M2



than 10 minutes to Kananaskis Country and all the recreational opportunities therein. There is so much potential here- check out the streaming video, and come and see this while it lasts!

Built in 2002

Essential Information

MLS® # A2187942 Price \$899,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,683 Acres 0.36 Year Built 2002

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 35 River Drive N

Subdivision NONE

City Bragg Creek

County Rocky View County

Province Alberta
Postal Code T0L0K0

Amenities

Parking Spaces 4

Parking Parking Pad
Waterfront River Front

Interior

Interior Features Bookcases, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub,

Walk-In Closet(s), Elevator

Appliances Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer, Window

Coverings, Built-In Electric Range

Heating Fireplace(s), Forced Air, Natural Gas, Wood

Cooling None

Fireplace Yes

of Fireplaces 3

Fireplaces Family Room, Master Bedroom, Wood Burning, Gas Starter

Has Basement Yes

Basement See Remarks

Exterior

Exterior Features Balcony, Fire Pit, Storage

Lot Description Creek/River/Stream/Pond, No Neighbours Behind

Roof Metal

Construction Wood Frame, Composite Siding, Log

Foundation See Remarks, None

Additional Information

Date Listed January 21st, 2025

Days on Market 87
Zoning HR

Listing Details

Listing Office MaxWell Canyon Creek

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