

# \$2,200,000 - 57 Moose Drive, Bragg Creek

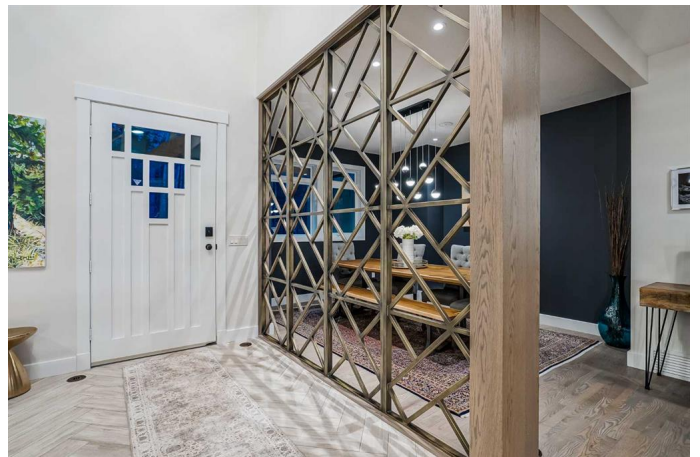
MLS® #A2201044

**\$2,200,000**

5 Bedroom, 4.00 Bathroom, 3,194 sqft  
Residential on 2.00 Acres

Wintergreen\_BC, Bragg Creek, Alberta

OPEN HOUSE SAT April 5th 12-2pm A stunningly renovated luxury home set on 2 acres of thoughtfully landscaped land in the community of Wintergreen, just minutes from Bragg Creek. With 5 bedrooms and 4 bathrooms, this 2-storey gem with walkout basement offers 4999 sq. ft. of developed space with timeless features in a picturesque setting. Upon entering the foyer you are greeted with soaring ceilings, an open concept floor plan with custom Hunter Douglas sheer top-down bottom-up blinds and solid oak flooring. Architecturally designed to maximize the use of sun for passive solar heat, the gallery of south facing windows ensures the space is bathed in natural light all day long. Ideal for entertaining, the main floor features open dining and living areas adjacent to a chef's dream kitchen. Custom kitchen has professional-series Miele stainless-steel appliances including induction cooktop, double built in ovens, trash compactor, seamless refrigerator and full-size wine / beverage glass front fridge. Kitchen is equipped with quartz countertops, oversized island, an abundance of custom cabinets up to the ceiling, specially designed cabinets for baking, small appliance storage and cleaning perfectly located for all your needs. Remote hideaway coffee station is that extra piece that blends luxury and convenience. From the oversized in-floor heated triple-attached garage into home there is a half bathroom and mudroom with ideal storage for clothes, shoes and equipment.



Custom distressed steel decorative wall nicely separates dining room while keeping with the open concept. Central living room ties the main level together featuring a striking stone wall wood burning fireplace, 20-ft. ceilings and a floating staircase. Primary suite screams elegance with a private deck, en-suite with double vanity, soaker tub, stand up shower, heated towel rack and a dream closet with showcase island, sit down vanity and laundry. Upper level offers three bedrooms, a shared bathroom and a central bonus room. Walkout level has in-floor heating, fifth bedroom, gym complete with rubber floors, full bathroom with walk in steam shower, a bonus rooms with theatre area, wet bar and a hobby space with gas fireplace. Walk out from the lower mudroom to outdoor living at its best! Explore stoned pathways and multiple sitting areas with plenty of mature trees surrounding the entire lot. Enjoy the 18' x 40' heated pool comfortably from May to October with shallow and deep ends and an automatic safety pool cover. 1944 sq. ft. heated shop with concrete floor and 14' x 14' garage door is perfect as a workshop, or to house vehicles, RV and all storage needs. Built with uncompromising quality and craftsmanship, including extensive millwork and built-ins, this property also includes double central A/C units, temperature-controlled storage room, 3 decks, irrigation system, 35 year roof (2020), new septic system and is connected to municipal water. Acreage living with city conveniences. Your Wintergreen Oasis awaits!

Built in 2003

### **Essential Information**

MLS® #	A2201044
Price	\$2,200,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,194
Acres	2.00
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	57 Moose Drive
Subdivision	Wintergreen_BC
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

### **Amenities**

Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Washer, Window Coverings, Disposal, Trash Compactor, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Entrance, Private Yard
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Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	5
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty
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