

# \$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



#### 35 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  
RHS AREA 1,888.24 SQ.FT./ 175.42 M2

#### 35 RIVER DR N, BRAGG CREEK (CABIN)

MAIN 795.04 SQ.FT./ 73.86 M2  
RHS 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 | 79                 |
| Zoning         | HR                 |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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