

# \$1,199,000 - 44 Echlin Drive, Bragg Creek

MLS® #A2127297

**\$1,199,000**

5 Bedroom, 4.00 Bathroom, 2,065 sqft  
Residential on 0.46 Acres

NONE, Bragg Creek, Alberta

\*\* Please click "Brochure" and/or "Videos" for Drone Video & 3D tour \*\* This RARE, outstanding property is within walking distance to Bragg Creek, includes 2 residences AND is set on a half acre lot with tons of trees! Stunning features include: almost 3,200 sq ft of developed living space, 5 bedrooms (3rd bedroom could be added to upper floor of main house as it was previously), 4 bathrooms, updated kitchen with gas cooktop/granite counters, insulated/heated/oversized double garage (32 x 25.5), 858 sq ft separate residence above the garage including 1 large bedroom/3-piece bath/separate laundry/walk-in closet/full kitchen/separate heating system/hot water tank, private 0.46 acre corner lot with WEST exposure, massive wrap around deck - includes 5 deck "areas", gorgeous fire pit, vaulted cedar ceilings, newer roof on main house (2023), lots of big windows and much more! Location is a home run - a 20 minute walk to your favorite restaurants/shops in Bragg Creek, 25 minute drive to Calgary, located on a super quiet street and only a 2 minute walk to the Elbow River! Great home for extended family or families with older children! This property carries a Land Use Bylaw for R-URB zone where the dwelling is located - this references that vacation rental/bed and breakfast is considered as discretionary use.

Built in 1976



## Essential Information

MLS® #	A2127297
Price	\$1,199,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,065
Acres	0.46
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	44 Echlin Drive
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

## Amenities

Parking Spaces	8
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Beamed Ceilings, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Loft
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Yard, Corner Lot, Low Maintenance Landscape, Landscaped, Many Trees, Private, Rectangular Lot, Sloped, Treed
Roof	Asphalt Shingle
Construction	Cedar, Concrete, Post & Beam, Wood Frame
Foundation	Poured Concrete, Wood

## Additional Information

Date Listed	May 16th, 2024
Days on Market	300
Zoning	R-URB

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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