

\$1,324,900 - 333 Wild Rose Close, Rural Rocky View County

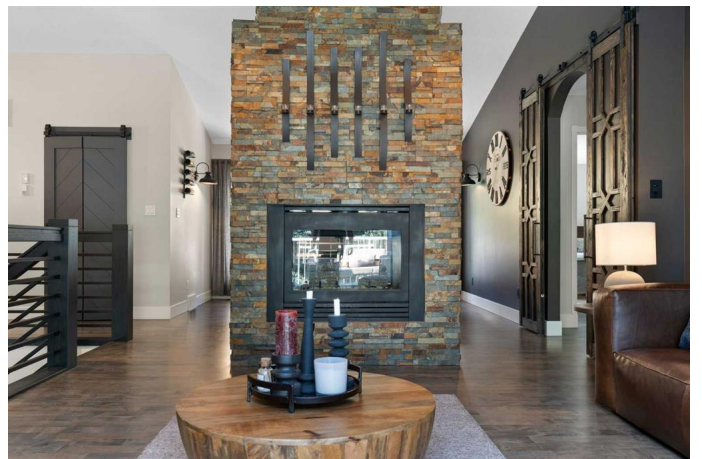
MLS® #A2156271

\$1,324,900

4 Bedroom, 3.00 Bathroom, 1,543 sqft
Residential on 2.00 Acres

Wild Rose Count Est, Rural Rocky View
County, Alberta

Discover a truly unique opportunity in Bragg Creek with our newest listing! Unlike many dated homes in the area, this beautiful acreage property has been meticulously renovated inside and out, showcasing pride of ownership at every turn. This turn-key front walkout bungalow sits on 2 acres of stunning landscaped and treed property, featuring nearly 3,000 sqft of developed space, front and back decks, and an attached 5-car garage. Inside, you'll find 4 bedrooms, 3 bathrooms, and an array of premium upgrades including in-floor heating, a 350-gallon cistern with a dedicated pressure system, new boiler, hot water tank, commercial-grade softener, high-efficiency furnace, custom tile and LVP flooring, stained maple hardwood, custom staircase and railing, sliding barn doors, updated bathrooms, and thermal blackout blinds. The vaulted ceiling beam work, double-sided iron stone gas fireplace, and new lighting fixtures add even more charm. The renovated kitchen and coffee bar area are perfect for entertaining, featuring stainless steel appliances such as a Viking 36" gas range and convection oven, and a Thor under-counter two-drawer fridge. The landscaped property boasts 300' of custom rundle boulder walls and steps, a drought-resistant clover lawn, a 4-car parking pad, shed, fully paved driveway, new



composite back deck with custom railing, pergola, vinyl deck off the front, and a covered entryway with a hot tub. Many furnishings and additional appliances are available for purchase, along with a fully loaded Kubota tractor with attachments. Located in the exclusive Wild Rose community with just 49 units, this property offers access to a private lake, recreational area with parking, tennis/basketball courts, stone fireplace, docks, recreational boats, and a sand beach. Nestled in the scenic foothills of the Rocky Mountains, Bragg Creek is just 30 kilometers from Calgary, offering abundant outdoor activities and a quaint community feel with unique shops, art galleries, and cafes. Proximity to Kananaskis Country ensures endless adventures. Enjoy the perfect blend of natural beauty and convenience in this picturesque hamlet.

Built in 1981

Essential Information

MLS® #	A2156271
Price	\$1,324,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,543
Acres	2.00
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	333 Wild Rose Close
Subdivision	Wild Rose Count Est

City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Amenities	Boating, Other, Picnic Area, Racquet Courts
Parking Spaces	5
Parking	Concrete Driveway, Driveway, Garage Door Opener, Heated Garage, Oversized, Quad or More Attached, See Remarks
# of Garages	5

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Refrigerator, Range Hood, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, See Through, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Back Yard, Many Trees, No Neighbours Behind, Other, See Remarks
Roof	Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Days on Market	217
Zoning	R-CRD
HOA Fees	250
HOA Fees Freq.	ANN

Listing Details

Listing Office Royal LePage Benchmark

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