

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

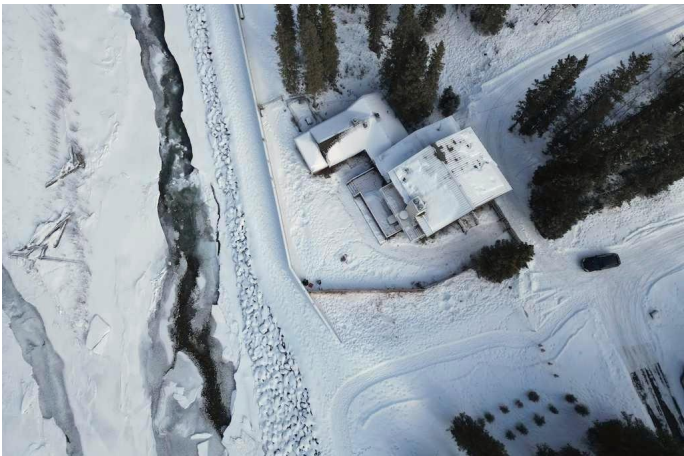
MLS® #A2187942

**\$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	Ceiling Fan(s), Walk-In Closet(s), Bookcases, Double Vanity, Elevator, High Ceilings, Jetted Tub
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Appliances	Dishwasher, Refrigerator, Window Coverings, Built-In Electric Range, Built-In Oven, Dryer, Washer
Heating	Forced Air, Fireplace(s), Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas Starter, Master Bedroom, Wood Burning
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	Balcony, Fire Pit, Storage
Lot Description	No Neighbours Behind, Creek/River/Stream/Pond
Roof	Metal
Construction	Wood Frame, Composite Siding, Log
Foundation	None, See Remarks

## Additional Information

Date Listed	January 21st, 2025
Days on Market	120
Zoning	HR

## Listing Details

Listing Office	MaxWell Canyon Creek
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