

# \$1,399,900 - 64 Breezewood Bay, Bragg Creek

MLS® #A2190075

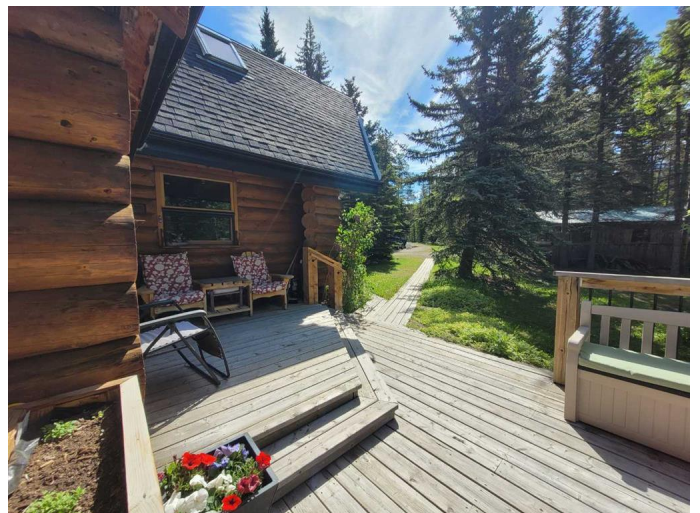
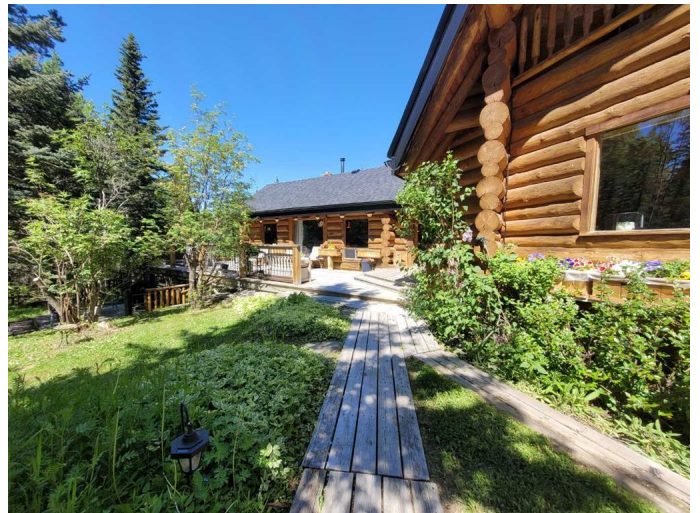
**\$1,399,900**

6 Bedroom, 5.00 Bathroom, 2,368 sqft

Residential on 5.21 Acres

NONE, Bragg Creek, Alberta

This incredible one-of-a-kind property on over 5 acres amidst towering spruce, pine, and poplar in stunning West Bragg Creek, offers endless outdoor adventures with Bragg Creek Provincial Park and Kananaskis Country minutes away and Calgary under 30 minutes for commuters. With two extremely strong water wells, no community restrictions, and over 4200 sqft of developed living space, itâ€™s a rural living dream. The residence's versatile layout suits both couples and large families, featuring multiple decks, patios, and balconies that invite wildlife. The detached double garage, "The Cabin," serves as a converted living space with stunning nature views. This property, formerly Krugerâ€™s Guest House, has income generating potential for B&B or AirBnB, having been a licensed B&B in the past with five private spaces for shared accommodation. Highlights include "The Grand Room" with vaulted ceilings and a wood-burning stove, "The Eagleâ€™s Nest" with a secluded balcony, "The Hideaway" with private ensuite and secluded access, and "The Walk-Out" with a 2 person bubbling tub and private patio. The central kitchen with picture windows and a generous dining room are perfect for gatherings. Developed for functionality, this property includes two legal driveway entrances joining at a massive loop, RV parking, a detached pavilion with a party room doubling as a carport, an outdoor kitchen, a workshop, an enormous firepit, and a handcrafted log picnic table. Gardens



brimming with flowers frame the natural setting, offering relaxation and tranquility. This property is a country haven and a unique opportunity not to be missed!

Built in 1979

### Essential Information

MLS® #	A2190075
Price	\$1,399,900
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,368
Acres	5.21
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### Community Information

Address	64 Breezewood Bay
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

### Amenities

Parking Spaces	10
Parking	Additional Parking, Converted Garage, Carport, Double Garage Detached, Gravel Driveway, Multiple Driveways, See Remarks, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Breakfast Bar, Beamed Ceilings, Built-in Features, Central Vacuum, High Ceilings, Jetted Tub, Skylight(s), Separate
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	Entrance, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Great Room, Masonry, Raised Hearth, Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full, Finished, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Balcony, Fire Pit, Outdoor Grill, Outdoor Kitchen, Playground, Private Entrance, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Low Maintenance Landscape, Landscaped, Private, Secluded, Views, Wooded
Roof	Asphalt, Metal
Construction	Log
Foundation	Poured Concrete

## Additional Information

Date Listed	January 25th, 2025
Days on Market	230
Zoning	R-RUR

## Listing Details

Listing Office	Greater Calgary Real Estate
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