

# \$2,695,000 - 104 White Avenue, Bragg Creek

MLS® #A2216524

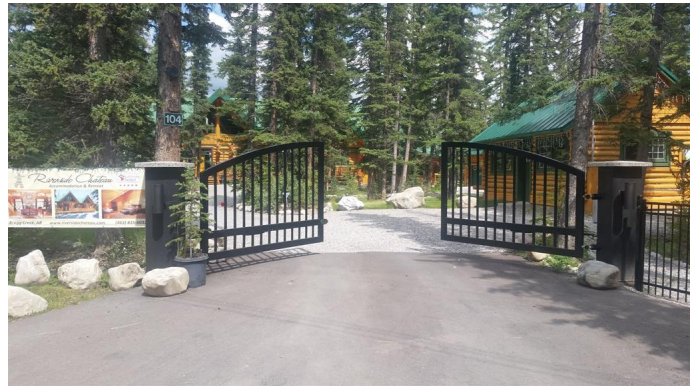
**\$2,695,000**

7 Bedroom, 6.00 Bathroom, 4,999 sqft

Residential on 1.34 Acres

South Bragg Creek, Bragg Creek, Alberta

Rare lifestyle at the foothills of The Canadian Rocky Mountains. Only 30 min. drive to Calgary downtown. Welcome to the 104 White Ave. property, a unique 1.34-acre contemporary log home country estate nestled between the hamlet of Bragg Creek and Bragg Creek Provincial Park within walking distance to both and bordering 16 acres environmental reserve along Elbow River. The Douglas fir log elegant manor home features 6+1 bedrooms including 3 en-suites, a self-contained bachelor with separate entry and featuring in-floor heating and wood-burning stove, and a separate kitchenette living space above the detached 3-car garage. The bright & elegant 5000 sf south-western exposure main lodge features an impressive 26' vaulted ceiling with river rock stone masonry/indoor gas fireplace, maple hardwood floors throughout, a pair of stained glass doors, gourmet Chef's Alder kitchen with granite countertops, stainless steel appliances/gas range and an impressive granite 9'x 3' kitchen island. Underneath the entire main house runs heated concrete crawling space (5' height). In addition, there is a fully restored & electrified 1927 vintage cabin with water rough-in and adjacent storage shed. The house is connected to the townsite water/sewer system and it is supplied by tankless/on-demand water heater. There is a separate/emergency back-up cistern system/septic tank. This R-URB zoned trophy property is within coveted commercial



designation; it has a potential to serve as a unique multi-generation family home. The forested parcel has direct access to the low bank Elbow River/pebble beach, is protected by the newly constructed dyke, features detached infrared heated 3-car garage with 220V outlet for EV car charger, newly professionally surfaced asphalt driveway and spacious guest parking area, wrap-around veranda with a river rock stones masonry outdoor gas fireplace, outdoor 6-person deep-soak cedar jacuzzi tub, 4-person wet sauna, fire pit, commercial 200 Amps main electric panel. This is your rare opportunity to capitalize on various life opportunities at the very footsteps of pristine Kananaskis Country and in the thriving Bragg Creek hamlet. Showings are by appointment only.

Built in 2002

### **Essential Information**

MLS® #	A2216524
Price	\$2,695,000
Bedrooms	7
Bathrooms	6.00
Full Baths	6
Square Footage	4,999
Acres	1.34
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	104 White Avenue
Subdivision	South Bragg Creek
City	Bragg Creek
County	Rocky View County

Province	Alberta
Postal Code	T0L 0K0

### Amenities

Utilities	Electricity Paid For, Natural Gas Paid, Phone Paid For, Water Paid For
Parking	Oversized, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Beamed Ceilings, Sauna
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Oven, Window Coverings
Heating	Natural Gas, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Basement	None

### Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Irregular Lot
Roof	Metal
Construction	Log
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	140
Zoning	R-URB

### Listing Details

Listing Office	Fair Commissions Realty & Property Management
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.