

\$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	Bookcases, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Walk-In Closet(s), Elevator
-------------------	--

Appliances	Built-In Oven, Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Built-In Electric Range
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Master Bedroom, Wood Burning, Gas Starter
Has Basement	Yes
Basement	See Remarks

Exterior

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

Additional Information

Date Listed	January 21st, 2025
Days on Market	74
Zoning	HR

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

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.