

# \$718,000 - 12 White Crescent, Bragg Creek

MLS® #A2205423

**\$718,000**

2 Bedroom, 1.00 Bathroom, 931 sqft

Residential on 0.63 Acres

NONE, Bragg Creek, Alberta

Nestled in the serene hamlet of Bragg Creek, this charming cabin offers the perfect blend of tranquility and convenience. Just steps away from Bragg Creek's finest dining spots, shops, and pubs, yet just a short drive to the natural beauty of West Bragg Creek and Kananaskis Country's hiking, cycling, and skiing trails. Situated on a spacious .63 acre lot on a peaceful Bragg Creek street, this well-maintained wood-sided cabin beckons with its cozy ambiance and functional layout. Inside, a generous dining area adjoins a full kitchen, while a warm wood stove graces the inviting living room. The primary bedroom with built ins, alongside a second bedroom ideal for guests or family, and a full bathroom ensure comfort and privacy. Large laundry room could also be a great spot for a home office space or walk in pantry. Outside, a southeast-facing sunny deck and a firepit area provide perfect spots for relaxation and outdoor gatherings. Additional features include a detached single garage and various outbuildings, complementing the property's practicality and charm.

Benefiting from municipal water and sewer services, along with excellent high-speed internet options and reliable cell reception, this cabin is equally suited for year-round living, investment, or a peaceful retreat. With easy access to nearby river trails and a welcoming community atmosphere, this is an opportunity not to be missed. Schedule your viewing today and discover the serenity of Bragg Creek



living.

Built in 1964

**Essential Information**

MLS® #	A2205423
Price	\$718,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	931
Acres	0.63
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Cottage/Cabin
Status	Active

**Community Information**

Address	12 White Crescent
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

**Amenities**

Parking Spaces	3
Parking	Heated Garage, Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard, Forced Air, Natural Gas, Electric, Space Heater, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, Partial

## Exterior

Exterior Features	Private Yard, Storage, Barbecue
Lot Description	Private, Treed
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Wood

## Additional Information

Date Listed	March 28th, 2025
Days on Market	40
Zoning	R-URB

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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