\$1,900,000 - 67 Bracken Point, Bragg Creek

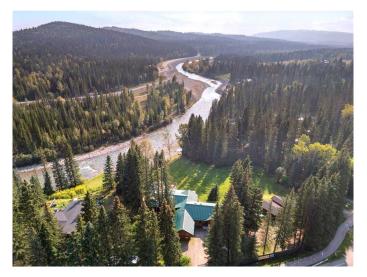
MLS® #A2243029

\$1,900,000

4 Bedroom, 2.00 Bathroom, 2,151 sqft Residential on 0.67 Acres

NONE, Bragg Creek, Alberta

There is a phenomenon in small towns, where certain places grow along with the community and come to define them. This historic property "Lazybones―, with its osteographic sign, has been a point of reference and directional guide for generations. Much like the hamlet of Bragg Creek itself, the original small cabin has grown and changed into something truly remarkable, all the while remaining a unique refuge from the bustling world outside. This 1.33 acre property has direct access to the Elbow River but sits high enough above to provide beautiful panoramas and free you from high water worries. There are two separate titled lots, one of which could be sold, or a second residence built. The home itself is all about views and more views. The kitchen and dining area sit above a sunroom with windows on 3 sides and a cosy fire place for winter; outside is a magnificent two-tiered deck. Both with an incredible vista of the river and foothills beyond. Prefer your nature one step removed? The incredible screened in porch with hot tub is a haven from sun and bugs while still offering breezes and the calming burble of the river. The rolling expansive lawn calls out for evenings of croquet, frisbee golf, or winter sledding. There is so much potential here, from redevelopment, to a storied summer home, or a weekend getaway only 30 minutes from Calgary and walking distance to the charming shops and restaurants of downtown Bragg Creek. You've always wondering







what secret the "lazy― bones were guarding…don't miss the opportunity to find out.

Built in 1958

Essential Information

MLS® # A2243029 Price \$1,900,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 2,151

Acres 0.67

Year Built 1958

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 67 Bracken Point

Subdivision NONE

City Bragg Creek

County Rocky View County

Province Alberta

Postal Code T0L 0C5

Amenities

Parking Spaces 6

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Kitchen Island, See Remarks, Storage, Beamed Ceilings,

Natural Woodwork

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood,

Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement See Remarks

Exterior

Exterior Features Fire Pit, Other, Private Yard, Storage, Awning(s)

Lot Description Creek/River/Stream/Pond, Irregular Lot, Landscaped, Low Maintenance

Landscape, See Remarks, Views, No Neighbours Behind

Roof Metal

Construction Wood Frame, Log

Foundation Wood

Additional Information

Date Listed September 6th, 2025

Days on Market 66

Zoning HR-1

Listing Details

Listing Office MaxWell Canyon Creek

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