

# \$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, Electric, Forced Air, Natural Gas, 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 | 23               |
| Zoning         | R-URB            |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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