

# \$1,975,000 - 12 Spruce Avenue, Bragg Creek

MLS® #A2187845

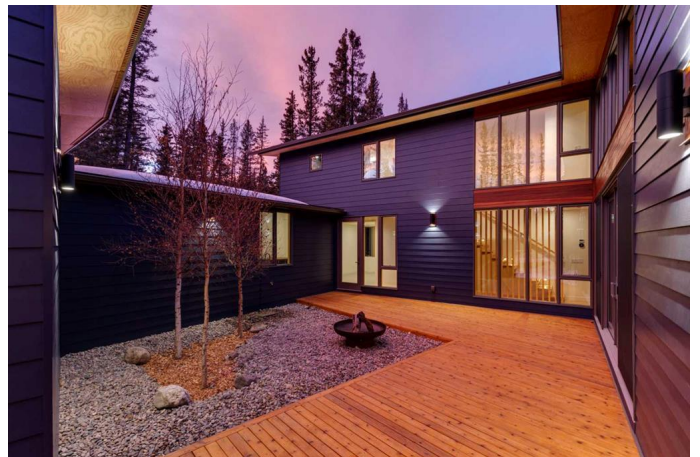
**\$1,975,000**

3 Bedroom, 3.00 Bathroom, 2,684 sqft

Residential on 0.44 Acres

NONE, Bragg Creek, Alberta

This exceptional, brand new, never occupied home truly blends the very best of indoor and outdoor living in the coveted hamlet of Bragg Creek - setting a new and befitting standard for the area, offering a world class design & comfortable living experience in a serene forest/mountain setting unlike anything else. This remarkable custom-designed modernist home, which seamlessly connects to its surroundings of tranquil forest & quiet meadows, is located in one of Western Canada's best kept secrets just minutes from the Rocky Mountains & nestled in a corner of the thriving hamlet Bragg Creek. The main living space, with generous windows on all sides, offers stunning forest views & a harmonious indoor-outdoor living experience. The open layout features soaring Douglas Fir beams, solid red oak flooring & full-height windows that allow natural light to flood the interiors. The semi-enclosed courtyard acts as a sun-catch with a wraparound deck & three paper-birch trees, making it a perfect spot for both relaxation & social gatherings. The front covered porch, accessed from the living room, has a clear roof, natural gas connection & can easily be enclosed for added versatility of a connected greenhouse, or an elegant extended living space. The north deck, accessed from the kitchen, provides a shady, private outdoor space with a BBQ hookup & large backyard access. Inside, the home exudes a rustic "modern cabin" feel, with Douglas Fir cabinetry, a gas fireplace, &



white quartz countertops. A thoughtful media/flex or guest room boasts corner windows & a sliding door for sunlight & courtyard views, creating a bright & inviting space. The cozy home office offers a serene forest view with a desk-height window, providing a peaceful workspace. The combined mud/laundry room include a washer & dryer, ample butcher block counters, over 10 feet of closets & a second fridge/freezer, ensuring plenty of storage & convenience. Two large bedrooms upstairs feature vaulted ceilings & spacious closets, providing comfortable & private retreats. The primary suite offers a walk-in closet, king bed capacity, forest views, a custom vanity, a freestanding tub & heated en suite floors, creating a luxurious & relaxing oasis. The exterior features deep blue fibre-cement siding complemented by clear coated batu trim, blending seamlessly with the natural surroundings. Triple-glazed windows, an R42 insulated roof & an energy-efficient HRV ensure comfort, sustainability & efficiency. The property is equipped with a 200-amp electrical service, ready for an EV charging station & the hail-resistant asphalt shingle roof is prepared for solar panels. Only a short walk to the Elbow River, cafe's, restaurants & artisan shops. Ideally close to hiking/biking trails for those that want a connection with the beauty of 4 season nature enjoyment without compromise. This is a once in a lifetime opportunity, all thoughtfully curated by an award winning architect. PLEASE SEE VIDEO & THE DIGITAL FLIP-BOOK FOR FULL DETAILS!

Built in 2025

### **Essential Information**

MLS® #	A2187845
Price	\$1,975,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,684
Acres	0.44
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12 Spruce Avenue
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0C7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Beamed Ceilings
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Built-In Oven, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	None, Crawl Space

### Exterior

Exterior Features	Courtyard
Lot Description	Many Trees, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 3rd, 2025
Days on Market	98
Zoning	RC1

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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