

# \$1,310,000 - 89 Mountain Lion Place, Rural Rocky View County

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MLS® #A2239241

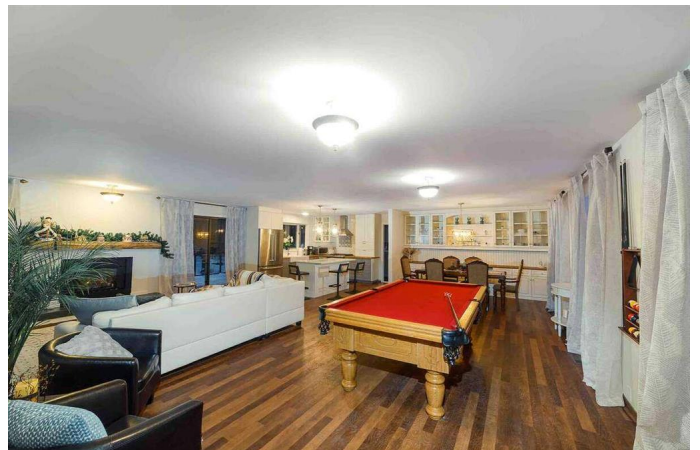
**\$1,310,000**

6 Bedroom, 4.00 Bathroom, 2,470 sqft  
Residential on 2.00 Acres

Wintergreen, Rural Rocky View County,  
Alberta

For more information, please click the "More Information" button.

Tucked at the end of a peaceful cul-de-sac in Bragg Creek's sought-after Wintergreen community, this beautifully renovated 2-acre forested retreat blends upscale living with the best of nature. Surrounded by towering evergreens and backing onto ranchland, this 2,470 sq ft bungalow offers complete privacy and a stunning indoor-outdoor lifestyle—just 30 minutes from Calgary. Inside, you'll find a spacious open-concept layout with a modern kitchen, upgraded bathrooms (including a spa-inspired steam package), and two large living rooms perfect for hosting or relaxing. The main floor features 4 generous bedrooms, 3 full bathrooms, a butler's pantry, and a bright, airy layout with stylish finishes and built-ins throughout. Step out onto the 1,700 sq ft wraparound deck with glass railings or enjoy the screened-in porch tucked under the forest canopy. The fully developed walkout basement features a bright, 2-bedroom illegal suite with a private entrance, full kitchen, gas fireplace, large recreation room, den, bathroom, and added egress windows—ideal for extended family, guests, or flexible use. The property itself is loaded with character and utility: a hot tub, 50-ft deck, chicken coop, multiple sheds, and with STARLINK internet (account may be assumable), you can stay



connected while fully immersed in nature. Wintergreen is a hidden gem offering proximity to hiking and biking trails, a world-class golf course, and only 5 minutes to the charming Hamlet of Bragg Creek. This is luxury mountain living—private, peaceful, and move-in ready.

Built in 1978

Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2239241                         |
| Price          | \$1,310,000                      |
| Bedrooms       | 6                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 4                                |
| Square Footage | 2,470                            |
| Acres          | 2.00                             |
| Year Built     | 1978                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 89 Mountain Lion Place  |
| Subdivision | Wintergreen             |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T0L 0K0                 |

Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 8                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Chandelier, Double Vanity, French Door, Granite |
|-------------------|----------------------------------------------------------------------|

|                 |                                                                                                                                                                             |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Steam Room, Tankless Hot Water, Walk-In Closet(s) |
| Appliances      | Dishwasher, Gas Range, Gas Water Heater, Range Hood, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer, Washer/Dryer Stacked, Window Coverings                      |
| Heating         | Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                                                                             |
| Cooling         | None                                                                                                                                                                        |
| Fireplace       | Yes                                                                                                                                                                         |
| # of Fireplaces | 2                                                                                                                                                                           |
| Fireplaces      | Electric, Gas                                                                                                                                                               |
| Has Basement    | Yes                                                                                                                                                                         |
| Basement        | Exterior Entry, Finished, Full                                                                                                                                              |

## Exterior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Gray Water System, Private Entrance, Rain Gutters, Storage, Barbecue, Playground, Permeable Paving                                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Treed, Gazebo, Secluded, Wooded |
| Roof              | Asphalt Shingle                                                                                                                                                                             |
| Construction      | Wood Frame, Wood Siding                                                                                                                                                                     |
| Foundation        | Poured Concrete                                                                                                                                                                             |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 24              |
| Zoning         | R-CRD           |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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