

\$2,350,000 - 16 Yoho Tinda Road, Bragg Creek

MLS® #A1102535

\$2,350,000

4 Bedroom, 4.00 Bathroom, 4,278 sqft
Residential on 1 Acres

NONE, Bragg Creek, Alberta

Rarely does such a unique property come to the market. This 4278 square foot, two story home is situated on a half acre of treed land backed directly onto the Elbow River. An extensive deck with walkway takes you directly to the riverbank for cookouts, fishing or meditation. The home is comfortable whether from the main floor living area with the expanse of windows or the second floor master with its own view out to the private deck and river beyond. There is a unique crafts or office space on the upper level, again with its own deck, plus woodburning fireplace, one of four in the home. There is a total of 4 bedrooms and 4 baths. Every interior space in this home exhibits a high level of fit and finish with many comfortable rooms from which to enjoy the unique setting. Of note is the upgraded mechanical system whether it be for in slab heat, forced air furnace, boiler hot water or water purification (solids filter, UV light, soft water). For your vehicles there are two garages, one attached and one large detached, a total of 5 indoor stalls with the indoor offering heated slab. And to top it off, the home comes fully furnished excluding a few personal items. Very easy access through Bragg Creek, cross the bridge and turn right, entry road on your right. New owners can enjoy this home now as much as the current owner have for years.

And skiing within 45 minutes, or fly fishing in your back yard from a stream fed by glacial runoff or just a beautiful walk to the village to



enjoy country food and entertainment.

Built in 2006

Essential Information

MLS® #	A1102535
Price	\$2,350,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,278
Acres	1.00
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16 Yoho Tinda Road
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	5
Parking	Triple Garage Attached, Double Garage Detached
# of Garages	5
Is Waterfront	Yes

Interior

Interior Features	Central Vacuum, French Door, Kitchen Island, Breakfast Bar
Appliances	Freezer, Garage Control(s), Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Basement	None

Fireplace	Yes
# of Fireplaces	3
Fireplaces	Stone, Wood Burning, See Remarks

Exterior

Exterior Features	Fire Pit
Lot Description	Private, Views, Creek/River/Stream/Pond, Many Trees, Waterfront
Roof	Wood
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2021
Days on Market	93
Zoning	R-URB

Listing Details

Listing Office	Courtesy Of Heather Waddell and Norb Park Of SOTHEBY'S INTERNATIONAL REALTY CANADA
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