

# \$899,900 - 31 White Crescent, Bragg Creek

MLS® #A2266656

**\$899,900**

4 Bedroom, 3.00 Bathroom, 1,967 sqft

Residential on 0.59 Acres

NONE, Bragg Creek, Alberta

A rare Bragg Creek offering â€” 1,967 sq. ft. above grade (over 3,700 sq. ft. total developed) on a quiet, family-friendly crescent. This warm and functional 4 bed / 3 bath home sits on a mature, treed 0.59-acre lot with valuable back-lane access. Walkable to the Elbow River, schools, community centre, playgrounds, cafÃ©s, groceries, pubs, and restaurants. Close to Bragg Creek Provincial Park and a short drive to all your favourite trailheads, including West Bragg Creek, Moose Mountain, McLean Creek, and Elbow Falls. The home blends classic Bragg Creek character with modern comfort. Large windows and natural light carry through the main living and dining areas, creating an easy, welcoming flow for everyday family life and entertaining. The updated modern farmhouse-style kitchen is both functional and striking, with high-end finishes including granite countertops, stainless steel appliances highlighted by a WOLF gas range, and built-in workspace and storage. The kitchen overlooks the private, treed backyard â€” perfect for BBQs, kids, and quiet mornings. The main floor is designed for real living. It features a large, bright, and cozy living area with oversized windows and a wood-burning fireplace, plus a sun-filled dining area with sliding door access to the backyard and hot tub â€” the perfect place to gather after a day on the trails or unwind in any season. Also on the main level: a comfortable primary bedroom with 4-piece ensuite, and a dedicated guest bedroom with its own ensuite



â€” ideal for multi-generational living or hosting with privacy. The split-level lower level adds even more flexibility with a large rec / office area, two additional bedrooms, a full bathroom, and storage. The layout also creates excellent potential for future development, studio space, home business, or hobby use. Outside, the property really delivers. The 0.59-acre lot offers room to garden, play, park the toys, and spread out. Thereâ€™s serious garage and workshop capacity: a 22' x 24' garage plus an attached 17' x 24' workshop for projects, tools, bikes, and gear. The back lane adds long-term upside, including the possibility of a future carriage house, studio, or expanded shop (subject to Rocky View County approvals). Living here means sharing space with nature â€” itâ€™s not unusual to see deer wandering through the trees or hear owls at night â€” while still being moments from everyday amenities. This is a rare chance to own in the heart of Bragg Creek â€” a private, treed lot with garage + workshop and future potential. Opportunities like this donâ€™t come up often.

Built in 1977

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2266656                         |
| Price          | \$899,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,967                            |
| Acres          | 0.59                             |
| Year Built     | 1977                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |

Status Active

### Community Information

Address 31 White Crescent  
Subdivision NONE  
City Bragg Creek  
County Rocky View County  
Province Alberta  
Postal Code T0L0K0

### Amenities

Parking Spaces 8  
Parking Alley Access, Driveway, Garage Faces Front, Insulated, Triple Garage Detached  
# of Garages 2

### Interior

Interior Features Built-in Features, Central Vacuum, Granite Counters, Storage, Sump Pump(s)  
Appliances Dishwasher, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Wood Burning  
Has Basement Yes  
Basement Full

### Exterior

Exterior Features Fire Pit  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed  
Roof Asphalt Shingle  
Construction See Remarks  
Foundation Poured Concrete

### Additional Information

Date Listed October 30th, 2025  
Days on Market 2  
Zoning R-URB

# Listing Details

Listing Office                      eXp Realty

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