

# \$1,245,000 - 35 Elk Valley Court, Bragg Creek

MLS® #A2238702

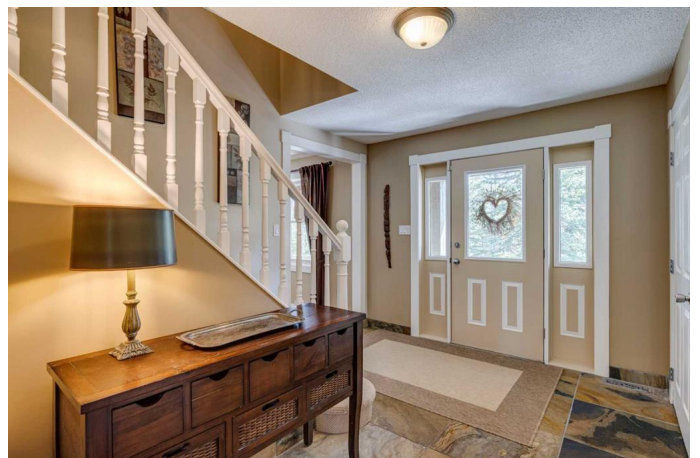
**\$1,245,000**

4 Bedroom, 3.00 Bathroom, 2,161 sqft

Residential on 1.99 Acres

Elk Valley, Bragg Creek, Alberta

Tucked away on a beautifully treed 1.99 acre lot, this picture-perfect country home offers a peaceful lifestyle in the scenic foothills of the Rockies—just 30 minutes west of Calgary and steps from the renowned West Bragg Creek trail system and Kananaskis Country. The park-like setting features sunny lawn areas, mature trees, and multiple outdoor living spaces, including covered front and back porches, a south-facing deck, and a gazebo—perfect for relaxing or entertaining whilst in nature. Inside, this warm and welcoming home offers a total of over 3000 sq. ft. of developed living space with tranquil views throughout. The inviting living room features a high efficiency wood burning fireplace and patio doors to access to the back covered porch and deck. The country-style kitchen includes warm-toned cabinetry, a generous eating area, and a bright bay window that fills the space with natural light. The main floor dining area is ideal for family meals or a main-level home office. Also on the main level is the laundry room and a 2pc powder room. Upstairs you’ll find four bedrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite. Three additional bedrooms share a well-appointed 4-piece main bath—perfect for a growing family or visiting guests. The lower level includes a cozy family room and rec area with a hand-crafted stone fireplace, plus plenty of storage. Additional features include a double attached garage, two storage sheds, a circular



driveway, and ample space for RV parking or a future workshop. Located in the friendly community of Elk Valley, surrounded by environmental reserve and nature trails, this unique property offers the ultimate blend of privacy, access to outdoor recreation, and proximity to Bragg Creek amenities. Love the outdoors? This home is just a short walk to the West Bragg Creek trail network. Don't miss your chance to make this peaceful retreat your full-time residence or weekend getaway"book your showing today!

Built in 1989

**Essential Information**

MLS® #	A2238702
Price	\$1,245,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,161
Acres	1.99
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

**Community Information**

Address	35 Elk Valley Court
Subdivision	Elk Valley
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

**Amenities**

Parking Spaces	8
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Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Cul-De-Sac, Many Trees, Private, Wooded
Roof	Wood
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	July 13th, 2025
Days on Market	4
Zoning	R-CRD

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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