

# \$1,719,000 - 16 Yoho Tinda Road, Bragg Creek

MLS® #A2190352

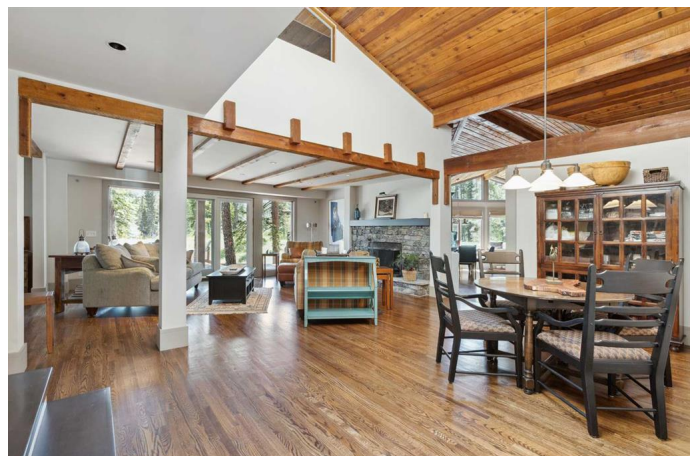
**\$1,719,000**

4 Bedroom, 4.00 Bathroom, 4,160 sqft

Residential on 0.51 Acres

NONE, Bragg Creek, Alberta

Stunning and picturesque riverfront property situated on the scenic Elbow River in Bragg Creek. A tranquil and private setting on a well treed half acre lot. This estate home spans an impressive 4,278 square feet across two levels and merges seamlessly into its surroundings. This superb floor plan is filled with natural light streaming through the many windows and offers a multitude of flexible living spaces. The open main level houses the formal dining room, office space and cozy living room complete with a rustic wood burning fireplace and exposed beam ceiling. Pella sliding patio doors lead to the multiple extended outdoor living spaces on the huge rear deck. The spacious family sized kitchen is the heartbeat of the home offering ample cabinet and counterspace, central island, casual dining nook plus the second of 3 wood burning fireplaces. The main floor laundry and guest bedroom and bath complete the main level. The large primary suite features an oversized private patio overlooking the river. Fall asleep and wake up to the sounds of nature everyday! The primary ensuite is complete with river views, dual sinks, separate shower and freestanding soaker tub. 2 more additional bedrooms upstairs including one with its own ensuite. Large central family room with patio door access to the huge rear deck makes a great hangout space. The secluded study is full of ambiance, offers many flexible uses and houses the third woodburning fireplace. Plenty of space for vehicles and toys with a heated



triple attached garage and oversized double detached garages. Relish in your outdoor lifestyle with an array of activities to enjoy. From fishing, biking and paddle boarding, to hiking, climbing and skiing in the Rocky Mountains. Enjoy all the amenities Bragg Creek Village has to offer. All of this just minutes from your doorstep.

Built in 2006

### **Essential Information**

MLS® #	A2190352
Price	\$1,719,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	4,160
Acres	0.51
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	T0K 0K0

### **Amenities**

Parking Spaces	12
Parking	Double Garage Detached, Triple Garage Attached
# of Garages	5

### **Interior**

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove, Wine Refrigerator, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Balcony, Private Yard, Fire Pit
Lot Description	Low Maintenance Landscape, Many Trees, No Neighbours Behind
Roof	Wood
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 28th, 2025
Days on Market	43
Zoning	R-URB

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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