

# **\$2,850,000 - 233107 Wintergreen Road, Rural Rocky View County**

---

MLS® #A2172141

**\$2,850,000**

5 Bedroom, 5.00 Bathroom, 5,817 sqft  
Residential on 155.00 Acres

Wintergreen, Rural Rocky View County,  
Alberta

INVESTOR ALERT! 155 Acres right next to Bragg Creek! The Area Infrastructure Plan is changing in the area of Bragg Creek as it is growing and the options for development here are endless. Already there are developments to the north and south of the site and the sheer size of the property opens up the potential for a multitude of opportunities or simple family estate. This 2 storey, 5,800 square foot home features multiple living spaces and 4 bedrooms with 3 ensuite. Entering the home you step into the huge foyer with beautiful stone flooring, 2 piece bathroom and built-in wood shelves. This leads into the log cabin style dining room which has a wood vaulted ceiling with exposed beams and is large enough to fit 20+ people. It has also has an attached bedroom with 4 piece ensuite. Into the great room there is a beautiful wood burning, stone fireplace, spiral staircase and is open to the loft above, making it the perfect space for lounging and entertaining. Natural light floods into this room from the loft above as well as the many large windows in the room. Attached is another dining space that opens into the kitchen, living and family rooms, with a cozy wood burning stove. This open space is surrounded by windows providing stunning views of the property surrounding it. The family room leads through the mudroom into main floor bedroom with its abundance of



closet and storage space. From the living room, you enter the servery with its additional cupboard, counter space and sink. Opposite the servery is the laundry room. The kitchen has plenty of cupboard and counter space with the island in the centre featuring a gas range. Up the spiral staircase and into the wraparound loft are the office area, primary and second bedroom. Stepping up into the massive 474 sq ft primary, you will find the large corner walk in closet and 5 piece ensuite with double vanity and his is own spiral staircase leading outside. Outside is fully equipped with a fire pit, patio, multiple outbuildings and access to the hiking trails that surround the area. This property is a must-see with so much to offer!

Built in 1970

### **Essential Information**

MLS® #	A2172141
Price	\$2,850,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,817
Acres	155.00
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### **Community Information**

Address	233107 Wintergreen Road
Subdivision	Wintergreen
City	Rural Rocky View County
County	Rocky View County

Province	Alberta
Postal Code	T0L 0K0

### Amenities

Parking Spaces	10
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Walk-In Closet(s)
Appliances	Oven-Built-In, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Range Hood, Washer, Water Distiller, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Great Room, Mantle, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Level, Private, Standard Shaped Lot, Treed, Views
Roof	Asphalt, Cedar Shake
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 17th, 2024
Days on Market	226
Zoning	A-GEN

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.