

\$1,200,000 - 106 Mountain Lion Drive, Bragg Creek

MLS® #A2231835

\$1,200,000

4 Bedroom, 4.00 Bathroom, 1,700 sqft

Residential on 2.00 Acres

Wintergreen_BC, Bragg Creek, Alberta

Tucked among the trees on a serene, S-shaped drive, this charming chalet-style home offers privacy, warmth, and an easy connection to nature, just minutes from the shops and cafes of Bragg Creek and an easy 25-minute drive to Calgary. With over 2,500 sq. ft. of living space, this home blends rustic character with thoughtful updates, designed for relaxed living and quiet inspiration. Step inside to a bright, reverse floor plan that makes the most of natural light and views. The open-concept main living area features vaulted, open-beam cedar ceilings and expansive windows framing the forest beyond. A stone-faced wood-burning fireplace anchors the space, perfect for cozy evenings after a day of exploring nearby trails. The kitchen offers both function and style with newer cabinetry, flooring, and a contemporary backsplash. French doors open to a large, sunny south-facing deck, an ideal outdoor living space for morning coffee, dining with friends, or simply breathing in the crisp mountain air. The main level includes a versatile bedroom or home office, a beautifully renovated full bathroom, and a convenient laundry room. Upstairs, the primary suite feels like a private retreat with its updated ensuite, walk-in closet, and a balcony overlooking treetops toward the Wintergreen ridge. A second bedroom with a half bath and an open loft area provide flexible space for guests, hobbies, or relaxation. The fully developed lower level offers a cozy family room with a



gas fireplace, a spacious fourth bedroom currently set up as a craft room, another full bathroom, and ample storage. The oversized garage includes a third bay addition with a full subpanel and 220/50 amp wiring, ready for an EV, workshop, or hot tub, with an additional pad behind. Here, you can live close to nature while staying connected to everything you need. Enjoy golf at Wintergreen, endless recreation on the West Bragg Creek trail network, or adventures in Kananaskis, all just beyond your doorstep.

Built in 1991

Essential Information

MLS® #	A2231835
Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,700
Acres	2.00
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	106 Mountain Lion Drive
Subdivision	Wintergreen_BC
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	8
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Parking	Paved, Triple Garage Detached
# of Garages	3
Waterfront	Stream

Interior

Interior Features	Built-in Features, High Ceilings, Beamed Ceilings
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Refrigerator, Washer, 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	Full

Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, Landscaped, Many Trees, Seasonal Water
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete, Combination, Wood

Additional Information

Date Listed	June 21st, 2025
Days on Market	151
Zoning	R-CRD

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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