

# **\$1,199,900 - 48 Cummer Place, Rural Rocky View County**

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MLS® #A2213818

**\$1,199,900**

5 Bedroom, 3.00 Bathroom, 1,642 sqft  
Residential on 2.13 Acres

Elkana Estates, Rural Rocky View County,  
Alberta

Wow, what a rare find! Welcome to your new Home-Sweet-Home in Elkana Estates, Bragg Creek! This is the perfect home, in the perfect location, in a quiet cul-de-sac, surrounded by picturesque nature with extraordinary mountain views! This is an original-owner, one-of-a-kind, custom-built bi-level home with an attached two car tandem garage, carport, shed and greenhouse on a private 2.13 acre lot, backing and siding onto an expansive 40 acre environmental reserve! This sprawling home offers 5 bedrooms (3 upstairs, 2 downstairs) and 3 full bathrooms in over 2,600 square feet of fully developed living space! Upgrades and updates include: a redesigned and fully renovated ensuite bathroom and walk-in closet configuration off the primary bedroom, a remodel of the main floor bathroom, newer asphalt shingles, newer hot water tank, stainless steel appliances (including a gas stove), granite countertops, luxury vinyl plank and tile flooring, newer basement carpets, central vacuum system, and new cedar deck (with natural gas BBQ hookup)! Only a short walk to the Hamlet of Bragg Creek and the Elbow River! Don't miss out on your opportunity to live in this prestigious private enclave! Call now!

Built in 1990



## Essential Information

MLS® #	A2213818
Price	\$1,199,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,642
Acres	2.13
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

## Community Information

Address	48 Cummer Place
Subdivision	Elkana Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

## Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, See Remarks, Tandem, Covered, Carport, Enclosed, Gravel Driveway, Secured
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, See Remarks, Storage
Appliances	Dishwasher, Freezer, Garage Control(s), Oven, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Walk-Up To Grade

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Private, See Remarks, Treed, Views, Secluded, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	25
Zoning	R-CRD

### **Listing Details**

Listing Office	MaxWell Capital Realty
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