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

MLS® #A2213818

\$1,199,900

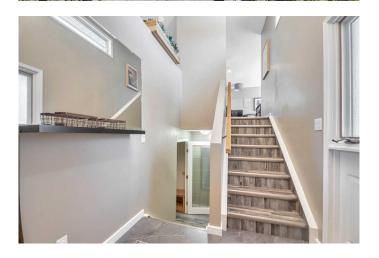
5 Bedroom, 3.00 Bathroom, 1,642 sqft Residential on 2.13 Acres

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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