



64 Breezewood Bay

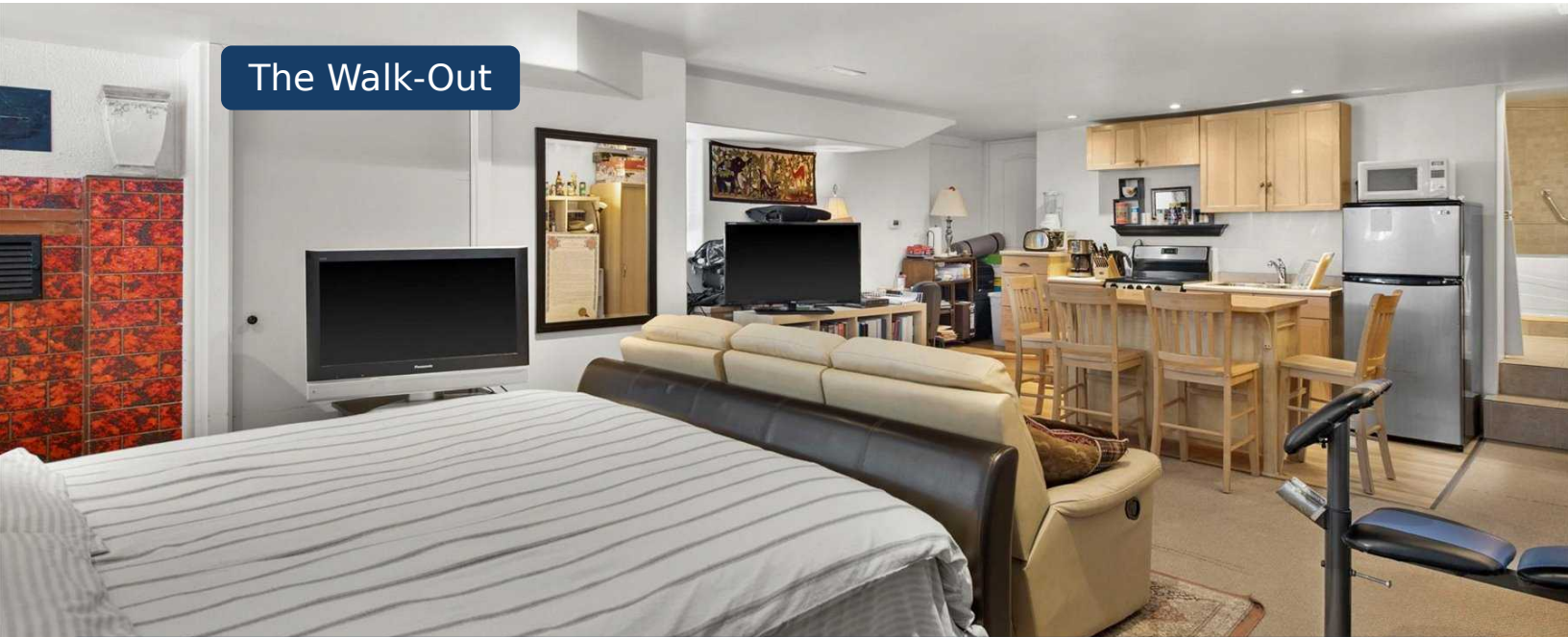
MLS# A2108594



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The Walk-Out



Potential Income*

Self Contained

- The Cabin – 1 bedroom suite, detached
- The Walk-Out – Studio Suite

RV Parking

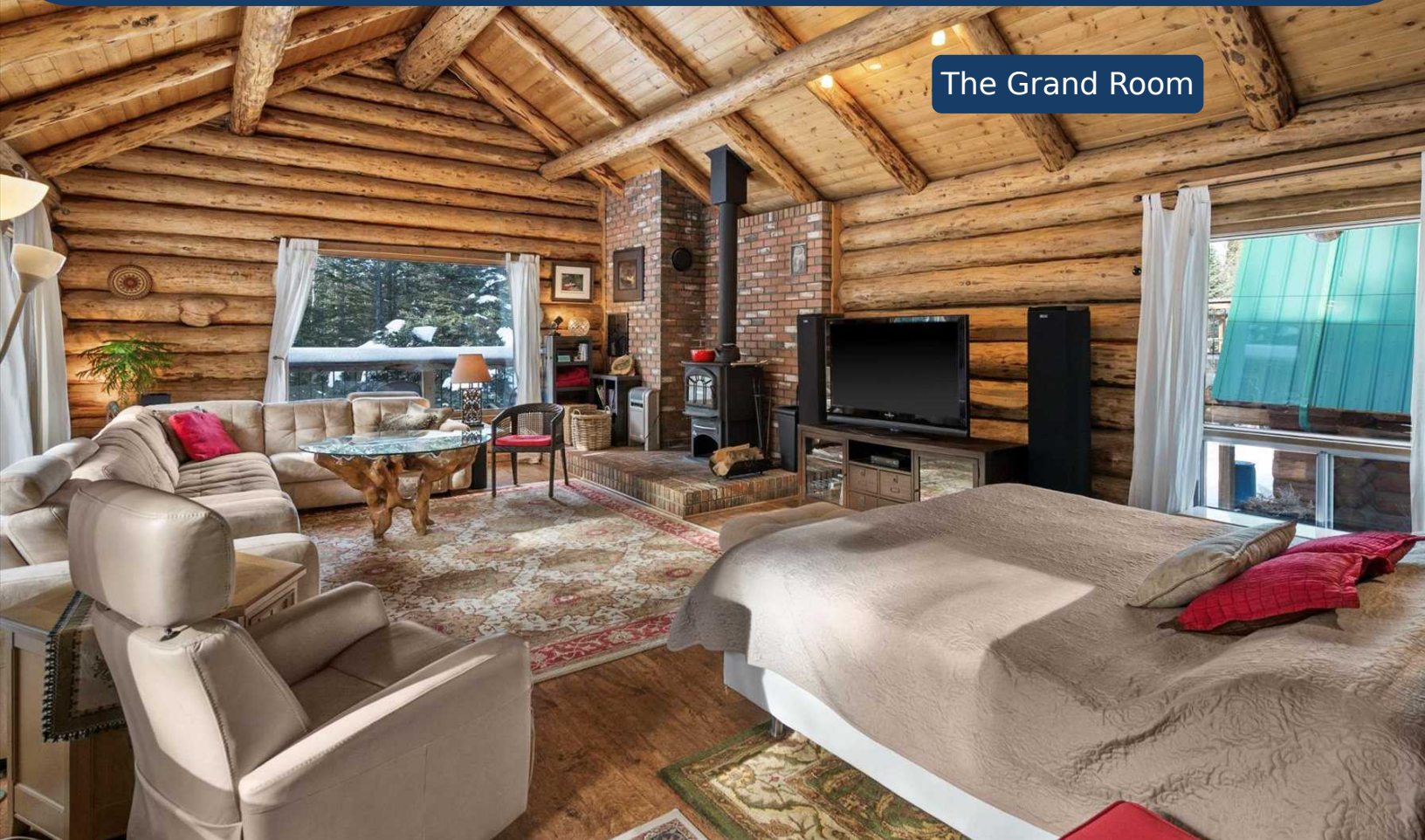
* No permits for income opportunities at this time.

Shared Accommodation

(Part of Main Residence)

- The Hideaway – King Bed w/ Ensuite
- The Grand Room – King Bed w/ Wood Stove
- The Eagle's Nest – Two bedroom suite
 - Kitchenette, private bath, balcony

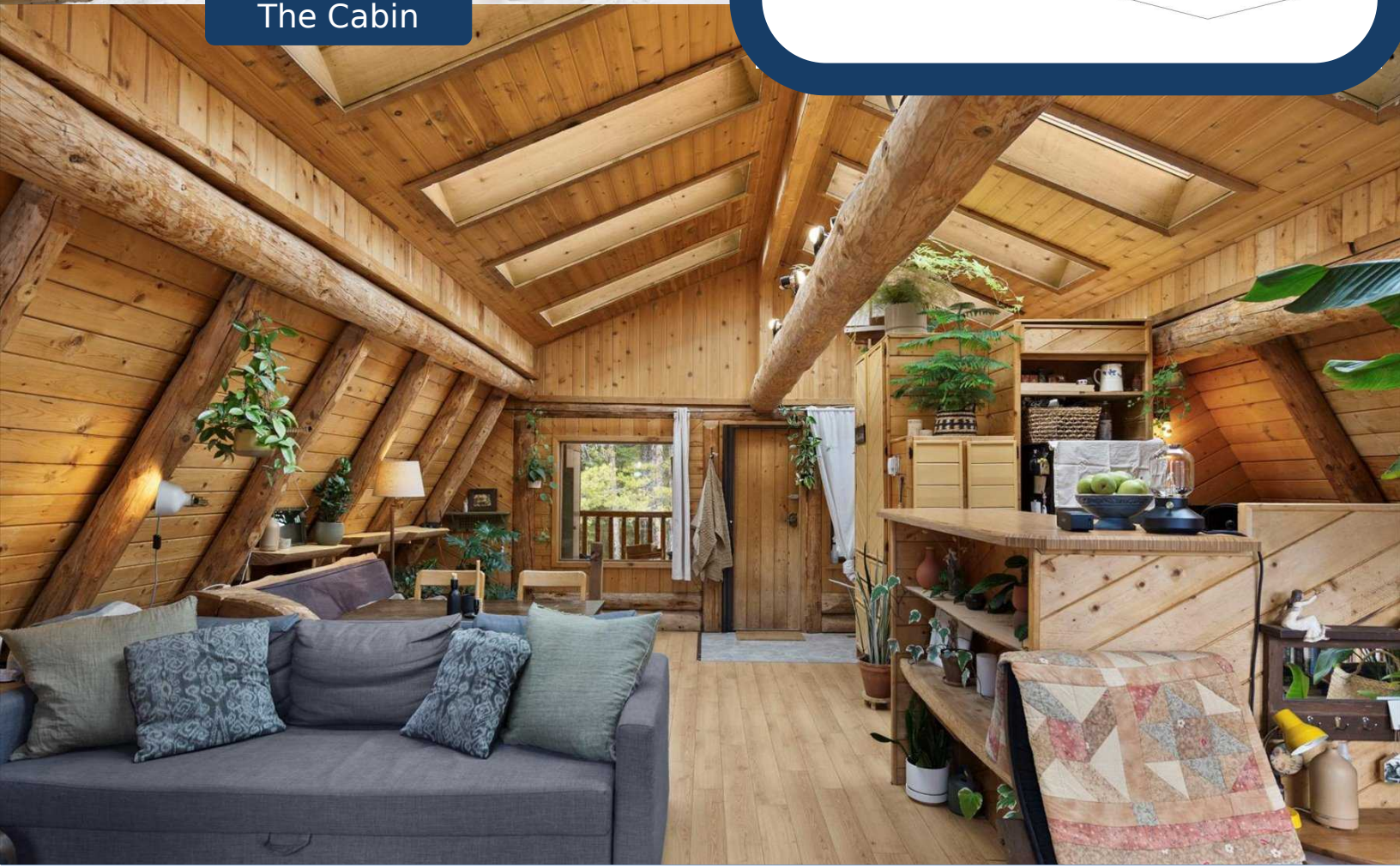
The Grand Room



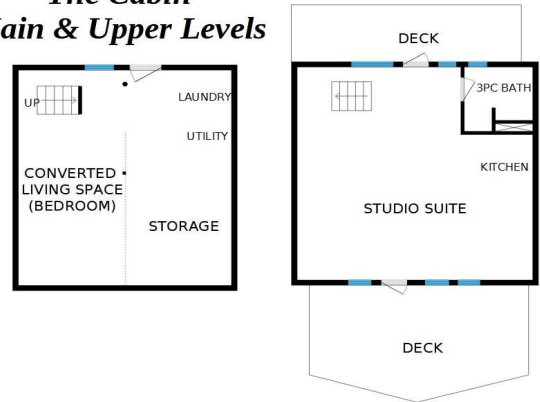
The Hideaway



The Cabin



The Cabin
Main & Upper Levels



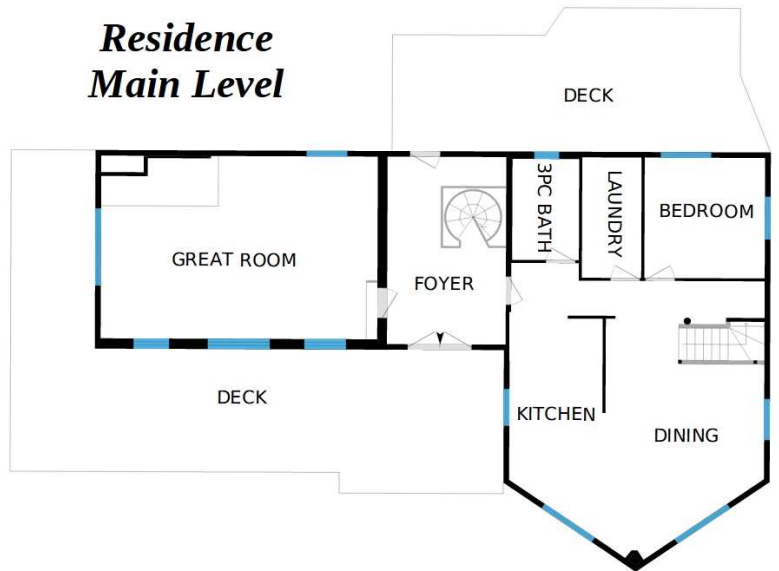
Property Features

- 5.21 Acres in Scenic West Bragg Creek
 - ~4200 sq ft of Living Space
 - Former Bed and Breakfast (2012-2015)
 - Minutes to Shopping and Services
 - One-of-a-Kind Property
- Situated between Kananaskis Country and Bragg Creek Provincial Park
 - Hiking, Biking, Riding and Skiing
 - Ideal for Entertaining - Inside & Outside
 - Walking Trails

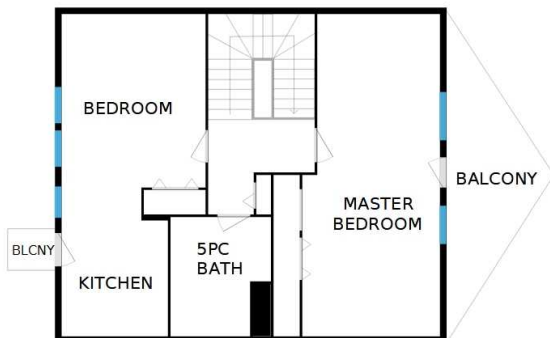


Residence Floorplans

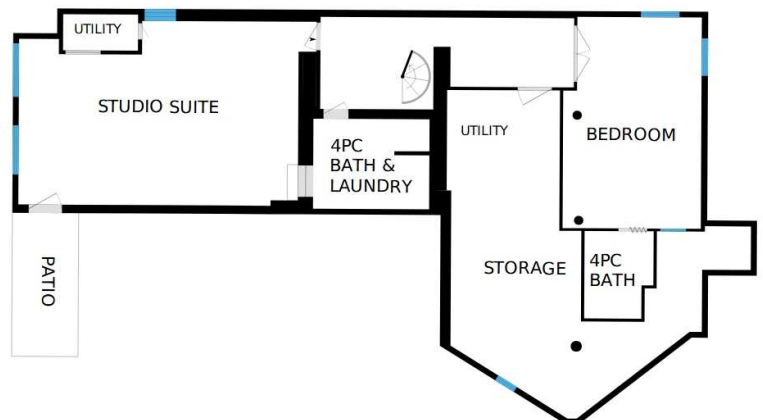
Residence Main Level



Residence Upper Level



Residence Lower Level





The Residence

Exceptional Log Home Construction

Wood Stove & Kachelofen

Vaulted Ceilings & Large Picture Windows

Updated Appliances and Corian Countertops

Main Floor Bedroom & Laundry

Skylights

Built-in Serving Buffet

Built-in Cabinetry

Multiple Separated Living Spaces – Ideal for Shared Accommodation or Multi-Generational Living

Expansive Balconies and Decks

Surrounded by Towering Spruce, Pine and Poplar

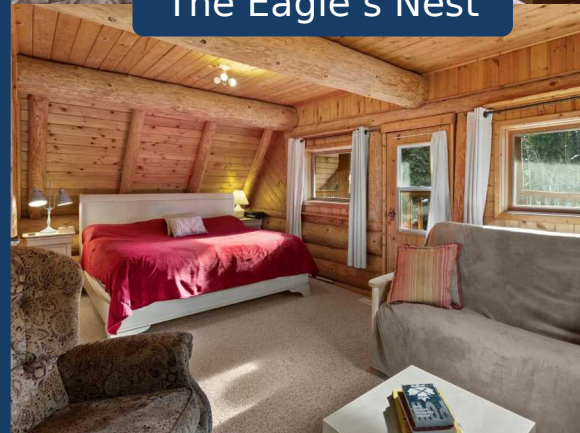
Two Wells (Residence & Yard w/ Hand Pump)

Updated Septic System

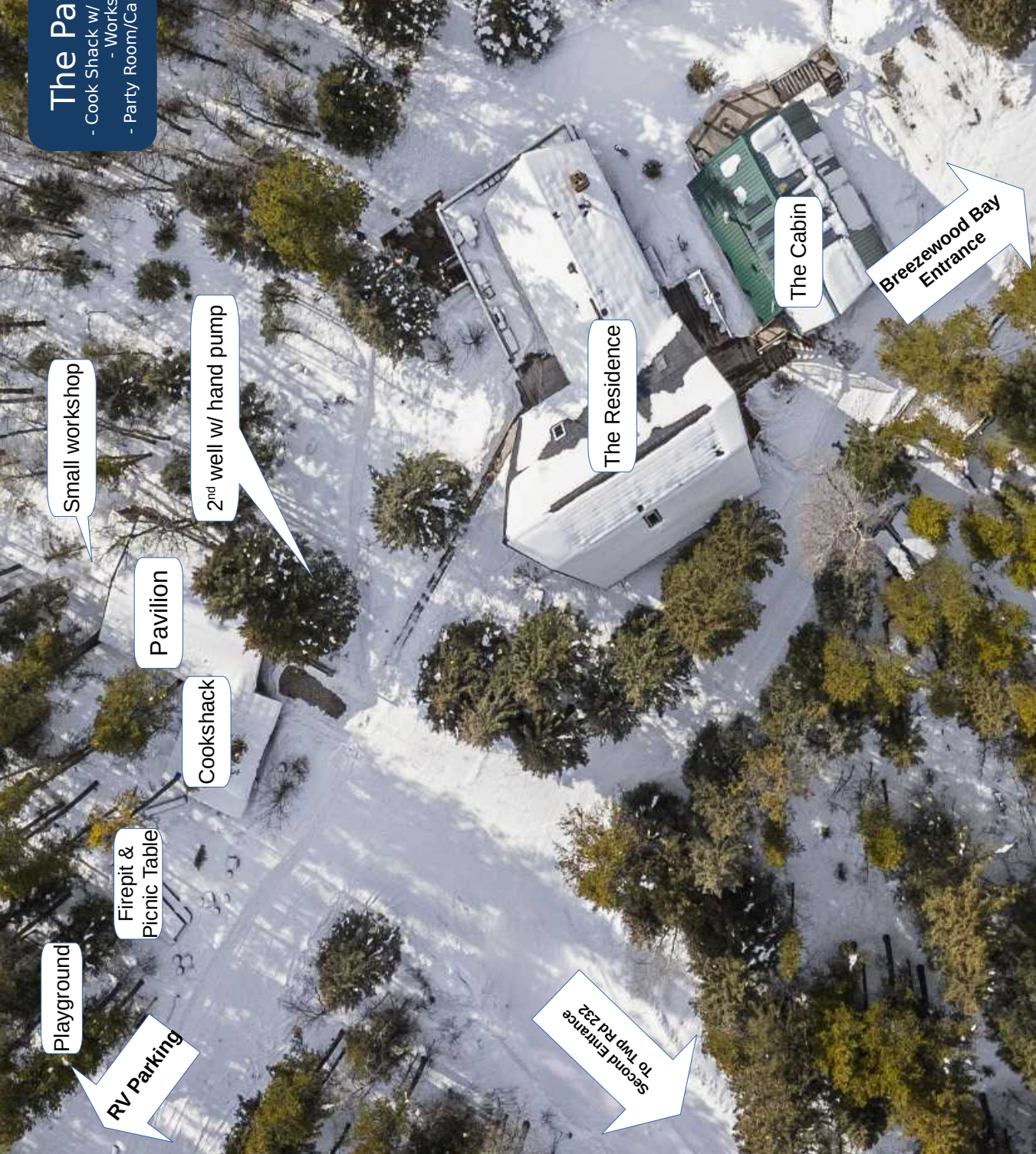
Newer Roofs on All Buildings

Updated Bathrooms Throughout

RV Parking



The Eagle's Nest



Playground

RV Parking

Firepit & Picnic Table

Pavilion

Cookshack

Small workshop

2nd well w/ hand pump

The Residence

The Cabin

Breezewood Bay Entrance

Second Entrance To Twp Rd 232

The Pavilion

- Cook Shack w/ Charcoal Grill
- Workshop
- Party Room/Carport/Storage



Two Access Roads



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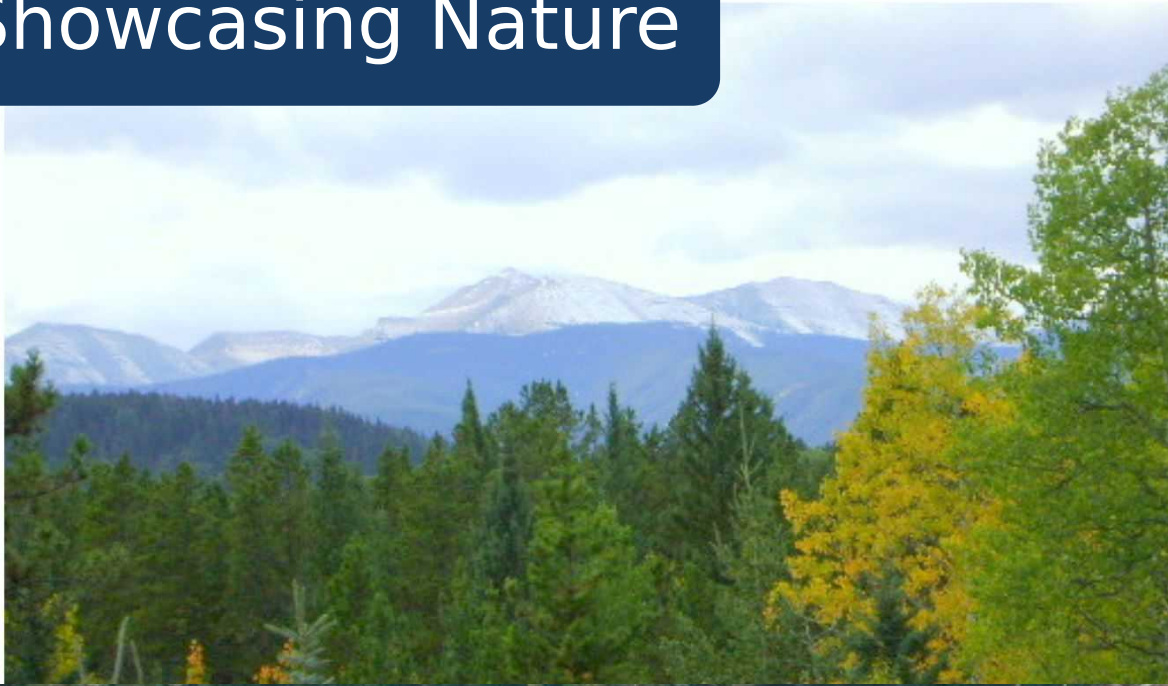
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Showcasing Nature



The Location

3.5 min to K-Country
6 min to Bragg Creek
<30 min to Calgary

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