

# \$1,195,000 - 111 Wild Rose Close, Bragg Creek

MLS® #A2212363

**\$1,195,000**

3 Bedroom, 3.00 Bathroom, 2,112 sqft

Residential on 2.00 Acres

NONE, Bragg Creek, Alberta

Welcome to Wild Rose—one of Bragg Creek’s most established and desirable communities—where this impeccably maintained 2-storey home sits on a flat, usable 2-acre parcel backing directly onto a protected Rocky View County Environmental Reserve, offering lasting privacy and a beautiful natural backdrop. With a long list of major upgrades already completed, this property delivers practical peace of mind and truly turn-key rural living. The home is in outstanding condition and has benefited from significant recent improvements: a new roof in 2020, full Poly-B plumbing replacement with PEX in 2020, new front and rear composite decks in 2022, new pressure tank and sewer pump in 2022, and in 2024, major mechanical systems were overhauled with two brand-new high-efficiency furnaces and a new hot water tank. Also in 2024, a radon mitigation system was professionally installed, along with a new water filtration system, ensuring a safe and healthy indoor environment. These are the types of upgrades buyers don’t always see—but absolutely matter. The home itself is functional, inviting, and flexible, suiting a variety of lifestyles, whether you’re upsizing, downsizing, working from home, or seeking a well-appointed retreat from the city. The layout offers space to garden, play, host, or simply enjoy the quiet and privacy of a true rural setting. Wild Rose is known for its private lake and beach area—residents enjoy exclusive access to this cherished feature, offering a



unique recreational bonus to the community. Located just minutes to the amenities of Bragg Creek and close to Calgary, this location offers the perfect blend of nature, privacy, and accessibility. The nearby West Bragg Creek trails provide year-round recreation—cross-country skiing, hiking, mountain biking, and horseback riding—making this a strong fit for buyers who value both indoor comfort and outdoor adventure. For families, this is an ideal place to raise children—offering space to roam, safe community living, and constant access to the outdoors. Kids can swim in the lake, build forts in the woods, ride bikes on quiet roads, and grow up connected to nature in a way few neighborhoods can offer. The community here is welcoming, engaged, and supportive—an exceptional place to build a meaningful life. Homes in Wild Rose rarely come to market with this level of care and recent investment, especially ones backing onto protected reserve land. The work is done. The setting is ideal. All that's left is to move in and enjoy. Please use the multi media links to video and 3D tour.

Built in 1998

### Essential Information

MLS® #	A2212363
Price	\$1,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,112
Acres	2.00
Year Built	1998
Type	Residential
Sub-Type	Detached

Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	111 Wild Rose Close
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

### Amenities

Amenities	Beach Access, Park, Picnic Area, Racquet Courts, Recreation Facilities
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Jetted Tub, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Tile, Master Bedroom
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Garden, Irregular Lot, Landscaped, Low Maintenance Landscape, Many Trees, Treed, Views, Environmental Reserve
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	May 1st, 2025
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Days on Market	22
Zoning	R1
HOA Fees	250
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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