

\$899,900 - 31 White Crescent, Bragg Creek

MLS® #A2266656

\$899,900

4 Bedroom, 3.00 Bathroom, 1,967 sqft

Residential on 0.59 Acres

NONE, Bragg Creek, Alberta

A rare Bragg Creek offering â€” 1,967 sq. ft. above grade (over 3,700 sq. ft. total developed) on a quiet, family-friendly crescent. This warm and functional 4 bed / 3 bath home sits on a mature, treed 0.59-acre lot with valuable back-lane access. Walkable to the Elbow River, schools, community centre, playgrounds, cafÃ©s, groceries, pubs, and restaurants. Close to Bragg Creek Provincial Park and a short drive to all your favourite trailheads, including West Bragg Creek, Moose Mountain, McLean Creek, and Elbow Falls. The home blends classic Bragg Creek character with modern comfort. Large windows and natural light carry through the main living and dining areas, creating an easy, welcoming flow for everyday family life and entertaining. The updated modern farmhouse-style kitchen is both functional and striking, with high-end finishes including granite countertops, stainless steel appliances highlighted by a WOLF gas range, and built-in workspace and storage. The kitchen overlooks the private, treed backyard â€” perfect for BBQs, kids, and quiet mornings. The main floor is designed for real living. It features a large, bright, and cozy living area with oversized windows and a wood-burning fireplace, plus a sun-filled dining area with sliding door access to the backyard and hot tub â€” the perfect place to gather after a day on the trails or unwind in any season. Also on the main level: a comfortable primary bedroom with 4-piece ensuite, and a dedicated guest bedroom with its own ensuite



â€” ideal for multi-generational living or hosting with privacy. The split-level lower level adds even more flexibility with a large rec / office area, two additional bedrooms, a full bathroom, and storage. The layout also creates excellent potential for future development, studio space, home business, or hobby use. Outside, the property really delivers. The 0.59-acre lot offers room to garden, play, park the toys, and spread out. Thereâ€™s serious garage and workshop capacity: a 22' x 24' garage plus an attached 17' x 24' workshop for projects, tools, bikes, and gear. The back lane adds long-term upside, including the possibility of a future carriage house, studio, or expanded shop (subject to Rocky View County approvals). Living here means sharing space with nature â€” itâ€™s not unusual to see deer wandering through the trees or hear owls at night â€” while still being moments from everyday amenities. This is a rare chance to own in the heart of Bragg Creek â€” a private, treed lot with garage + workshop and future potential. Opportunities like this donâ€™t come up often.

Built in 1977

Essential Information

MLS® #	A2266656
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,967
Acres	0.59
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow

Status	Active
--------	--------

Community Information

Address	31 White Crescent
Subdivision	NONE
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L0K0

Amenities

Parking Spaces	8
Parking	Alley Access, Driveway, Garage Faces Front, Insulated, Triple Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, Storage, Sump Pump(s)
Appliances	Dishwasher, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	1
Zoning	R-URB

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.