

# **\$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 | 20               |
| Zoning         | R-CRD            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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