

\$1,310,000 - 89 Mountain Lion Place, Rural Rocky View County

MLS® #A2239241

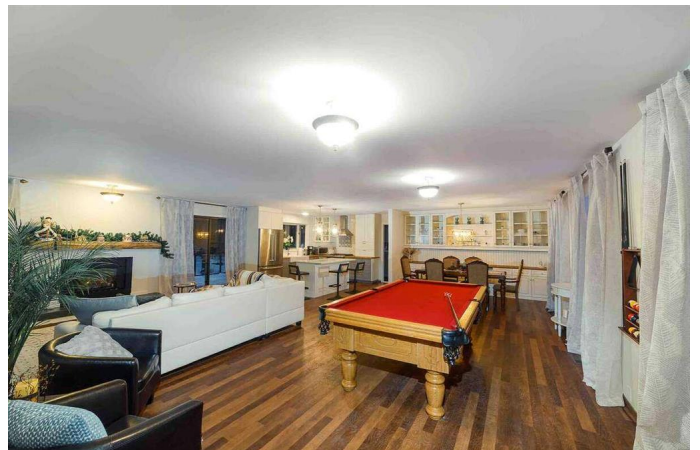
\$1,310,000

6 Bedroom, 4.00 Bathroom, 2,470 sqft
Residential on 2.00 Acres

Wintergreen, Rural Rocky View County,
Alberta

For more information, please click the "More Information" button.

Tucked at the end of a peaceful cul-de-sac in Bragg Creek's sought-after Wintergreen community, this beautifully renovated 2-acre forested retreat blends upscale living with the best of nature. Surrounded by towering evergreens and backing onto ranchland, this 2,470 sq ft bungalow offers complete privacy and a stunning indoor-outdoor lifestyle—just 30 minutes from Calgary. Inside, you'll find a spacious open-concept layout with a modern kitchen, upgraded bathrooms (including a spa-inspired steam package), and two large living rooms perfect for hosting or relaxing. The main floor features 4 generous bedrooms, 3 full bathrooms, a butler's pantry, and a bright, airy layout with stylish finishes and built-ins throughout. Step out onto the 1,700 sq ft wraparound deck with glass railings or enjoy the screened-in porch tucked under the forest canopy. The fully developed walkout basement features a bright, 2-bedroom illegal suite with a private entrance, full kitchen, gas fireplace, large recreation room, den, bathroom, and added egress windows—ideal for extended family, guests, or flexible use. The property itself is loaded with character and utility: a hot tub, 50-ft deck, chicken coop, multiple sheds, and with STARLINK internet (account may be assumable), you can stay



connected while fully immersed in nature. Wintergreen is a hidden gem offering proximity to hiking and biking trails, a world-class golf course, and only 5 minutes to the charming Hamlet of Bragg Creek. This is luxury mountain living—private, peaceful, and move-in ready.

Built in 1978

Essential Information

MLS® #	A2239241
Price	\$1,310,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,470
Acres	2.00
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	89 Mountain Lion Place
Subdivision	Wintergreen
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Chandelier, Double Vanity, French Door, Granite
-------------------	--

	Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Steam Room, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Gas Water Heater, Range Hood, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Gray Water System, Private Entrance, Rain Gutters, Storage, Barbecue, Playground, Permeable Paving
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private, Treed, Gazebo, Secluded, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2025
Days on Market	24
Zoning	R-CRD

Listing Details

Listing Office	Easy List 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.