



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

242118 Highway 762
Rural Foothills County, Alberta

MLS # A2237288



\$988,000

Division:	NONE
Lot Size:	24.98 Acres
Lot Feat:	Dog Run Fenced In, Many Trees, Meadow, Pasture, Rolling Slope, View
By Town:	Bragg Creek
LLD:	33-21-4-W5
Zoning:	A
Water:	Cistern, Well
Sewer:	Septic Field, Septic Tank
Utilities:	Electricity, Natural Gas

Discover this expansive 25-acre property, an ideal canvas for your dream home. Embrace the freedom to design without architectural restrictions beyond municipal guidelines, allowing you to craft a residence perfectly suited to your vision. Nestled amidst serene natural beauty, this parcel boasts towering trees, a winding private driveway, and picturesque foothills views, creating a tranquil and private environment. Located just 25 minutes from Calgary and a short 10-minute drive to the amenities of Bragg Creek, with Millarville also within easy reach, convenience meets country living. The sunny southern hilltop exposure accentuates the natural landscape, offering an optimal orientation for your future home or investment property. Infrastructure is already in place, including a drilled well, underground cistern, septic tank and field, and connections for power and natural gas at a previously built site, ensuring convenience and efficiency. Equestrian enthusiasts will appreciate the horse-friendly amenities, featuring a well-appointed and insulated barn with a tack room, feed room, stalls, and two detached horse shelters. Electric heating and water are available in the barn. Fencing is in place for paddocks and main pasture, and there is a large, fenced dog run. The property also boasts meticulously maintained perennial gardens, enhancing its natural charm. Whether you envision raising a family in a serene natural setting, creating a weekend retreat, or planning a peaceful retirement, this property provides the perfect backdrop. Choose your preferred builder and embark on realizing your dream home whenever you're ready. For outdoor enthusiasts, Kananaskis Country beckons just a short 15-minute drive away, offering world-class hiking, biking, and year-round recreational opportunities. Don't miss this rare opportunity to build not just a home, but a lifestyle, in one of Calgary's most coveted Country Residential communities near Bragg Creek. Please note the sellers have been told by the MD that Foothills property taxes will be \$48 starting January 2026, based on agricultural rates and will remain until a new residence is approved and built. Also, on the East side of the property is a provincial grazing lease so there are no developments planned for that municipal land. Book your showing today!