



**GRASSROOTS**  
REALTY GROUP

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100, 352246 242 Avenue W  
Rural Foothills County, Alberta

MLS # A2238863



**\$1,475,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,784 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Detached		
Lot Size:	7.73 Acres		
Lot Feat:	Native Plants, Private, Rolling Slope, Treed		

Heating:	Boiler, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Cork, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	5-22-4-W5
Exterior:	Post & Beam, Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island		

**Inclusions:** Starlink, Hot tub, shed

Nestled in the serene countryside, just 10 minutes south of Bragg Creek, this stunning Timber Frame residence, built in 2002 by Crazy Creek Timber Frames, offers the perfect blend of rustic elegance and modern convenience. Just a short 40-minute drive from Calgary, this home built on 7.73 rolling acres is designed for those seeking peace, privacy, and quality craftsmanship. EXTERIOR RECENTLY PAINTED! Key Features include: • Spacious Living: over 2800 sq ft of developed living space, featuring 5 bedrooms and 4 bathrooms, including a primary suite with an UPDATED ensuite. The walkout basement, partially finished, offers plenty of potential for customization. • Impressive Timber Frame Construction: Built with beautiful Douglas Fir timbers, this home boasts a classic, durable aesthetic. • Exceptional Fireplaces: A stunning custom-built, dual-sided stone wood-burning fireplace (crafted by a renowned Swiss stonemason) creates a warm, inviting focal point in the heart of the home. The primary suite features a gas fireplace for added comfort. • Gourmet Kitchen: Cook and entertain with ease in the spacious kitchen equipped with hickory cabinets, a gas stove, stainless steel appliances, and a gas fitting for a BBQ on the deck. • Elegant Interiors: Hardwood floors throughout the main and upper floors exude charm and sophistication. • Featuring: Low E tinted energy windows and a newly replaced glycol system for the heated basement floors. • Modern Convenience: Includes a guest bedroom on the main floor, newer washer and dryer (under 3 years old), and more. This property also features a detached triple car garage and a custom built shed. This country home would be ideal for families or those seeking a peaceful full time residence or part time retreat with all the modern amenities. Don't miss this opportunity to own a

Timber Frame home, just a short drive to Calgary and also to the recreational activities of Kananaskis Country, Mclean Creek and West Bragg Creek.