



GRASSROOTS
REALTY GROUP

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352225 242 Avenue W
Rural Foothills County, Alberta

MLS # A2240880



\$1,088,400

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	889 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	7.14 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, Low M		

Heating: Boiler, In Floor, Natural Gas

Floors: Hardwood, Tile

Roof: Metal

Basement: Finished, Full, Walk-Out To Grade

Exterior: Cedar, Concrete, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Bookcases, Built-in Features, Closet Organizers, Crown Molding, French Door, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks, Soaking Tub, Steam Room, Wood Counters

Water: Well

Sewer: Septic System

Condo Fee: -

LLD: 5-22-4-W5

Zoning: CR

Utilities: Electricity Connected, Natural Gas Connected

Inclusions: Call Listing Realtor

Masterfully designed on 7.14-acre parcel between Bragg Creek and Millarville and 1540 sq.ft total developed area. It sits just south of Bragg Creek and quietly opens toward Mesa Butte offering incredible proximity to thousands of acres of wilderness, and access to McLean Creek. Profoundly still this property carries the atmosphere of a rural Alice in Wonderland with natural trails, shifting light, birdsong, and whispering wind. This land is fertile, forested, and gently sloped—ideal for permaculture, micro farming, or long-view ecological stewardship. It is a sanctuary for birds, moose and local wildlife. The land is rich with water, willows, and abundant topsoil atop a bed of peat moss. A rarity in this region, this deep soil is not impacted by drought. Ponds, streams and water channels have been blended into the existing ecosystem using time-tested permaculture principles. Drainage, flow, and groundwater behavior have been addressed with clarity and foresight. This is land you can live on, and live from. The home is fed from an artesian well that provides crystal clear water for both the home and the appreciative wildlife that come to visit year round for a fresh drink. Built in 1999 to exude the warmth and craftsmanship of 1899. The original owners, an artisan carpenter and interior designer, lovingly used reclaimed materials from across the region to give this home a history, depth and warmth lost in contemporary architecture and builds. Full of natural wood framed windows and bathed in warm sunlight, the home is southwest facing with picturesque views of endless Alberta sunsets. The kitchen is crafted featuring exposed wood cabinetry, artisan hinges, custom shelving, and integrated workspace. Built-ins are found throughout: shelves, seating, and storage carved directly into the home's bones. Every element serves a purpose. Upstairs, the primary

bedroom delivers western light and treetop views. The ensuite is fitted with a steam shower, heated stone floor, abundant storage and ample light. The main floor offers a 2nd whimsical bedroom and full bath with a deep clawfoot tub positioned under the windows and overlooking the land with total privacy, a detail impossible to replicate in today's design culture. INFLOOR HEAT is provided from a new high efficiency boiler and hydronic heating system, but you can also heat the home with a classic wood stove within the kitchen dining area. Downstairs, a walkout basement with additional living space perfect for a large family gathering area, a third bedroom with custom Murphy bed, and room to stretch. Walk out your back door into your enclosed greenhouse with a handcrafted cedar hottub all heated by the thermal mass heater and solar thermal heating system The outdoor wood fired hot tub and radiant heater is perfect for starry nights. Wander down to the hand crafted platform and canvas hot tent perfect for guests. Engineered driveway and pad has power and is a future build site.