



**GRASSROOTS**  
REALTY GROUP

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200, 229306 Highway 762  
Rural Foothills County, Alberta

MLS # A2252381



**\$1,200,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,181 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	23.16 Acres		
Lot Feat:	Creek/River/Stream/Pond, Many Trees, Other, Private, Secluded, Views		

Heating:	In Floor	Water:	Other
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	4-22-4-W5
Exterior:	Cedar, Wood Frame	Zoning:	A
Foundation:	Slab	Utilities:	-
Features:	Bookcases, Kitchen Island, See Remarks		

Inclusions: N/A

An acreage with so much potential! This property features a unique home, a great location, a large workshop, a pond, and a hilltop with amazing views of the foothills and 3 valleys that could be another building site. The 23 acre property is conveniently located 10 minutes south of Bragg Creek, and very close to 320 acres of crown land. The house features very unique architecture, with curved walls and lots of windows. The main floor has a recently built custom kitchen with large island, a living area wrapped around with a curved wall, an office (or study room), a recently refinished bathroom, and a large bedroom. The upper floor features a primary bedroom with en suite bathroom, a workout or seating area, access to two decks, and a large walk-in dressing area and closet. The house has a large single car garage currently being used for storage. The location is quite private with a long driveway that winds past a picturesque pond that would be great for skating in winter. The workshop is quite large and would be a great place for setting up any number of crafty activities or could be converted into a larger garage. One end of this workshop has an integrated studio & green house space. This home could be the coolest little weekend getaway or artist retreat, or could be a great second residence while you build a smaller house up on the ridge to take advantage of the amazing views. Come and picture the possibilities today!