



GRASSROOTS
REALTY GROUP

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**336070 Highway 22 Highway W
Rural Foothills County, Alberta**

MLS # A2257267

\$999,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,560 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Attached Carport		
Lot Size:	18.41 Acres		
Lot Feat:	Irregular Lot, Low Maintenance Landscape, Many Trees, Native Plants		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	33-22-4-W5
Exterior:	Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Electricity Paid For, See Remarks
Features:	Beamed Ceilings, See Remarks		

Inclusions: N/A

Offered for public sale- a chance to own a multigenerational property with several possibilities for development. Located only 20 minutes from Calgary and 10 minutes from Bragg Creek, this 18 acres of boreal forest is an incredible piece of land-treed and private, even ground, with space between the trees perfect for grazing or walking. Bordered by two roads and with abundant water, preliminary inquiries with the staff at Foothills Country have shown encouraging potential for subdivision into additional parcels. The quaint original homestead house is very charming. The open beam, timber frame aspects of the great room, combined with the Tudor look of the exterior, promotes an intriguing sense of arrival. The addition of a large country kitchen creates appeal and functionality. A large deck combined with a rustic, rural feel to the yard would appeal to a wide range of lifestyles. While older, the house is a functional space to live while contemplating further development. Come take a walk in the woods!