



**GRASSROOTS**  
REALTY GROUP

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371023 162 Avenue W  
Rural Foothills County, Alberta

MLS # A2257812



**\$995,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,149 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	5.51 Acres		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Landscaped, Lawn, F		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Vinyl Plank	Sewer:	Mound Septic, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	30-22-4-W5
Exterior:	Cement Fiber Board, See Remarks, Wood Frame	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-

**Features:** Beamed Ceilings, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s)

**Inclusions:** N/A

Set on 5.51 acres in desirable South Bragg Creek, this property is a rare blend of modern comfort and natural beauty. Towering mature forest, thoughtfully cleared of deadfall, creates lush vegetation, manicured lawns, and a true park-like setting. The fenced yard is ideal for children or pets and offers endless room to enjoy the outdoors. The classic 1.5-storey home, built in 2023, offers 2 bedrooms and 2 full bathrooms, showcasing warm pine interiors with fully insulated walls, luxury vinyl plank floors, quartz countertops, and upgraded stainless steel appliances—all within a bright, open-concept layout. Designed for both style and function, features include Hardie board siding, a metal roof, triple-pane windows, and low-maintenance finishes throughout. Both the front deck and covered back deck capture the tranquility of the setting, while a massive in-ground firepit invites gatherings or quiet evenings under the stars. Practical features include a garden shed, horse shelter, RV electrical hookup at the house, and water with hydrant plus power ideally placed for a future garage or shop. With propane heating, on demand hot water heating and house electrical setup for a generator, the home is ready to operate fully off-grid if desired! All of this just minutes from Bragg Creek Hamlet and only 20 minutes to Calgary.