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## 371023 162 Avenue W Rural Foothills County, Alberta

MLS # A2257812



\$995,000

NONE Division: Residential/House Type: Style: 1 and Half Storey, Acreage with Residence Size: 1,149 sq.ft. Age: 2023 (2 yrs old) **Beds:** Baths: 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:** Water: Well Forced Air, Propane Floors: Sewer: Vinyl Plank Mound Septic, Septic Tank Roof: Condo Fee: Metal **Basement:** LLD: 30-22-4-W5 Crawl Space **Exterior:** Zoning: Cement Fiber Board, See Remarks, Wood Frame CR Foundation: **Utilities:** Piling(s)

**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: Propane tank is rented - \$280/yr

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 horse waterer, or even garage/shop. With propane heating, on demand hot water heating and house electrical setup for a generator, the home is ready to operate off-grid if desired! All of this just minutes from Bragg Creek Hamlet and only 20 minutes to Calgary.