



GRASSROOTS
REALTY GROUP

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**231031 Forestry Way
Bragg Creek, Alberta**

MLS # A2270045



\$1,275,000

Division:	West Bragg Creek		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,525 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Parking Pad, Unpaved		
Lot Size:	19.52 Acres		
Lot Feat:	Greenbelt, Many Trees, Private, Secluded, Treed, Wooded		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-23-5-W5
Exterior:	Stucco, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage		

Inclusions: Kitchen Aid Fridge, Bosch 5 Burner Induction Countertop Stove, Bosch Double Wall Ovens (Steam & Convection), Bosch Dishwasher, Water Softener, Washer, Dryer, Carport Canopy, Basement Freezer, Basement Fridge, Cabinets in Gym.

Opportunities like this are rarely offered. Set on 19.52 acres of untouched West Bragg Creek wilderness, backing directly onto the vast expanse of Kananaskis Country, this property represents one of the few remaining chances to own land of this scale, privacy, and natural beauty. Tucked deep within a private sanctuary, where the rhythm of the forest replaces the noise of the city, this walk-out bungalow feels less like a house and more like an invitation to live differently. Mornings start quietly here. The first blush of sunrise spills into the east-facing breakfast nook, casting warm light across treetops as deer wander unhurriedly past your windows. With the West Bragg Creek trail system just minutes from your doorstep, this is a landscape designed for the outdoor soul: bike at dawn, cross-country ski at noon, hike until the sky turns gold, then be home within moments. Inside, the home features a thoughtful custom kitchen renovation by Bragg Creek artisan Vertex Carpentry - a true celebration of local craftsmanship. Cherry-wood cabinetry is paired with quartz counters and a full suite of professional-grade appliances. Hidden among the woodwork are clever, custom-built storage solutions and tailored organizational details, making the space as functional as it is beautiful. A baker's dream is found in the dual built-in wall ovens (steam + convection), the 5-burner induction cooktop, and the whisper-quiet dishwasher, bringing both artistry and intention to everyday living. The main level unfolds through an open living and dining area wrapped in windows, framing the forest as living artwork. A versatile bedroom on this level offers flexibility, serving beautifully as a home office, studio, or quiet reading retreat. Below, the walk-out level offers three additional spacious bedrooms - one currently used as a home gym. The oversized primary suite provides a generous walk-in closet and

private ensuite, creating a retreat that feels grounding and serene. Though the Hamlet of Bragg Creek is only a short drive away, the feeling here is unmistakably private - quiet, wild, and deeply connected to nature. This is more than a home. It is a once-in-a-generation opportunity to own a rare stretch of land along the edge of Kananaskis Country - your own piece of nature's paradise, waiting to be lived in.