



**336 Wild Rose Close  
Rural Rocky View County, Alberta**

**MLS # A2298709**



**\$1,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,748 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.05 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Environmental Reserve, Irregular Lot, Private, Tree		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Septic Field, Septic System
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Skylight(s), Soaking Tub		

**Inclusions:** NA

**\*\*Open House Saturday April 11th 1-4pm\*\*** Escape the ordinary and embrace a lifestyle immersed in nature at this extraordinary property, located just 5 km from the vibrant and artsy community of Bragg Creek. Set on a stunning parcel backing directly onto a serene creek and protected environmental reserve, this private estate offers peace, privacy, and endless opportunities for outdoor adventure. With over 4,000 square feet of beautifully designed living space, the main home features 5 spacious bedrooms and 3.5 bathrooms, making it ideal for families, entertainers, or those seeking a nature-inspired getaway with room to host. The heart of the home is an expansive, chef-style kitchen, designed with both function and flow in mind. Whether you're cooking for a crowd or enjoying a quiet morning coffee, the kitchen opens to scenic views and provides plenty of room for culinary creativity. The open-concept main floor offers generous living and dining spaces with large windows that bring the outdoors in, while cozy fireplaces and wood accents add warmth and character throughout. Step outside to discover a truly unmatched recreational experience. The property has access to a private pond (only available to Wild Rose Close homeowners), great for swimming, paddle boarding or paddle boating and an ice rink in the winter. Tennis courts a BBQ/picnic area with picnic tables, ideal for summer gatherings. Whether you're exploring nearby trails, sitting by the creek, or enjoying a campfire under the stars, this home is all about connection—to nature, to family, and to a slower pace of life. Also included is a separate cabin, perfect for guests, creative pursuits, or simply enjoying peaceful solitude. It's a charming bonus that adds flexibility and function to the property. This property has lake access, is private, and steps to trans Canada trail which will take you all the way to west

Bragg & Kananaskis&mdash;it&rsquo;s a rare and remarkable opportunity to live where others vacation, surrounded by nature, yet just minutes from amenities, dining, and outdoor adventure in Bragg Creek. Welcome to your personal wilderness retreat. Nature is calling&mdash;will you answer?