



GRASSROOTS
REALTY GROUP

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226232 336 Street W
Rural Foothills County, Alberta

MLS # A2141933



\$1,549,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,721 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Driveway, Enclosed, Garage Door		
Lot Size:	8.00 Acres		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Low Maintenance Landsc		

Heating:	Central, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	3-22-4-W5
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, French Door, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Solar Tube(s), Storage		
Inclusions:	Negotiable		

Private, Peaceful, Abundant and Like NEW. This spectacular property in the beautiful community of Whiskey Creek, South Bragg Creek. This charming bungalow, just 4 years old, sits on an expansive and unbelievably PRIVATE 8-acre parcel, serene natural surroundings that create a sanctuary with, and abundant sunshine that brightens every corner of the home. The bungalow design ensures convenience and charm, featuring two spacious bedrooms on the upper level, perfect for comfortable living. Step into the beautiful farmhouse kitchen, where modern elegance meets rustic charm. The kitchen boasts high-end appliances, including a gas range and built in wall oven, large center island and, and a cozy atmosphere that's perfect for family gatherings or entertaining guests. The living room is a true highlight, with vaulted ceilings and a corner wood stove that easily heats the main floor, creating a warm and inviting ambiance to this home. Adjacent to the main living area is a large den, perfect for a home office or a quiet reading nook or 3rd main floor bedroom. The full basement development was completed in June 2024, adding even more living space and potential to this already impressive home. With its contemporary finishes, bright and open floor plan, and high-quality craftsmanship throughout, the home exudes modern comfort and elegance. The quality and condition of this property are rare finds in today's market. The property also features a heated triple garage with 2 x 10 foot wide and 9 foot high doors, each bay with a floor drain, 1200 square feet, 220-volt power and ample room for a workshop, catering to all your storage and project needs. Outside, you'll find this 8 acres rail fenced and gated making it ideal for horse lovers. The land is ready for your shop, it's fully equipped with power, water, and a 2nd septic system, along with a quick connect at the farm pole for

easy generator connection and all power lines are buried, maintaining the property's pristine, unobstructed view. For added convenience, the property boasts a loop driveway, making access easy and accommodating for multiple vehicles. The 8-acre lot provides plenty of space for outdoor activities, gardening, or simply enjoying the tranquility of nature. Whiskey Creek is known for its close-knit community, incredible neighbours and scenic landscapes, and close proximity to the amenities of Bragg Creek, making it an ideal location for those seeking a blend of modern living and natural beauty. This home is just a 15-minute drive to Kananaskis, offering endless opportunities for outdoor adventures, and only 20 minutes to Calgary, providing easy access to urban amenities while enjoying a peaceful rural lifestyle. Imagine waking up to the serene sounds of nature, exploring your own private acreage, and enjoying all that the wonderful community of Whiskey Creek has to offer. This property is a rare gem, perfect for those who appreciate the finer things in life at a peaceful pace.