



**GRASSROOTS**  
REALTY GROUP

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**231175 Bracken Road  
Bragg Creek, Alberta**

**MLS # A2204088**



**\$3,475,000**

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**Division:** West Bragg Creek

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**Lot Size:** 88.64 Acres

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**Lot Feat:** Many Trees, Native Plants, Near Golf Course, Near Shopping Center, Pa

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**By Town:** Bragg Creek

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**LLD:** 11-23-5-W5

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**Zoning:** A-GEN

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**Water:** Well

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**Sewer:** Septic Field, Septic Tank

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**Utilities:** Electricity, Natural Gas

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Discover a truly unique opportunity for personal enjoyment or future investment with this expansive parcel in West Bragg Creek. Currently zoned as Agricultural, this property offers a canvas for your vision of paradise. Nestled just off West Bragg Creek Road and Bracken Road, it presents an exceptional prospect for future development, subject to necessary approvals with the MD. Adjacent to undeveloped government long-term grazing lease land, this rare gem ensures a picturesque backdrop that will remain unspoiled. Enjoy the convenience of being within walking distance to Bragg Creek's shops and restaurants, while soaking in breathtaking views of the Elbow River Valley and the Rocky Mountains. Distinguished by mature forests and cleared grazing areas, the property harmonizes natural beauty with potential residence. Bragg Creek meanders along the NW corner, while the Elbow River graces the southern property line, enhancing its allure. With pre-existing utilities from prior cabin usage, the land could be suitable for various possibilities. Nearby subdivisions to the west feature 2-acre parcels with rural residential homes, blending natural serenity with modern living. Situated within the West Bragg Creek Area Structure Plan (ASP), it aligns with a vision for thoughtful and sustainable development. For a comprehensive understanding of the ASP, refer to the Rocky View County website. Explore the online video tour for an immersive experience, and schedule a showing to fully appreciate this exceptional opportunity to own a piece of West Bragg Creek's captivating landscape.