

\$1,200,000 - 200, 229306 Highway 762, Rural Foothills County

MLS® #A2252381

\$1,200,000

3 Bedroom, 2.00 Bathroom, 2,181 sqft

Single Family on 23.16 Acres

N/A, Rural Foothills County, Alberta

An acreage with so much potential! This property features a unique home, a great location, a large workshop, a pond, and a hilltop with amazing views of the foothills and 3 valleys that could be another building site. The 23 acre property is conveniently located 10 minutes south of Bragg Creek, and very close to 320 acres of crown land. The house features very unique architecture, with curved walls and lots of windows. The main floor has a recently built custom kitchen with large island, a living area wrapped around with a curved wall, an office (or study room), a recently refinished bathroom, and a large bedroom. The upper floor features a primary bedroom with en suite bathroom, a workout or seating area, access to two decks, and a large walk-in dressing area and closet. The house has a large single car garage currently being used for storage. The location is quite private with a long driveway that winds past a picturesque pond that would be great for skating in winter. The workshop is quite large and would be a great place for setting up any number of crafty activities or could be converted into a larger garage. One end of this workshop has an integrated studio & green house space. This home could be the coolest little weekend getaway or artist retreat, or could be a great second residence while you build a smaller house up on the ridge to take advantage of the amazing views. Come and



picture the possibilities today! (id:6289)

Built in 1992

Essential Information

Listing #	A2252381
Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,181
Acres	23.16
Year Built	1992
Type	Single Family
Sub-Type	Freehold

Community Information

Address	200, 229306 Highway 762
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T0L0K0

Amenities

Features	See remarks, Other
Parking Spaces	4
Parking	Attached Garage
# of Garages	1
View	View

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Construction	Wood frame
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Foundation

Slab

Listing Details

Listing Office

MaxWell Canyon Creek



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