

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

MLS® #A2252381

\$1,200,000

3 Bedroom, 2.00 Bathroom, 2,181 sqft
Residential on 23.16 Acres

NONE, 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!

Built in 1992

Essential Information

MLS® #	A2252381
Price	\$1,200,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,181
Acres	23.16
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	200, 229306 Highway 762
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	4
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Bookcases, Kitchen Island, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Many Trees, Private, Views, Creek/River/Stream/Pond, Other, Secluded
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Slab

Additional Information

Date Listed	September 5th, 2025
Days on Market	36
Zoning	A

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.