



336070 Highway 22 Highway Rural Foothills County Alberta

\$999,000

First time offered for public sale- a chance to own a multigenerational property with several possibilities for development. Located only 20 minutes from Calgary and 10 minutes from Bragg Creek, this 18 acres of boreal forest is an incredible piece of land-treed and private, even ground, with space between the trees perfect for grazing or walking. Bordered by two roads and with abundant water, preliminary inquiries with the staff at Foothills Country have shown encouraging potential for subdivision into additional parcels. The quaint original homestead house is very charming. The open beam, timber frame aspects of the great room, combined with the Tudor look of the exterior, promotes an intriguing sense of arrival. The addition of a large country kitchen creates appeal and functionality. A large deck combined with a rustic, rural feel to the yard would appeal to a wide range of lifestyles. While older, the house is a lovely space to live while contemplating further development, and then offers possibilities itself as a future art studio or retreat. Please contact listing realtor for more details, and come take a walk in the woods. (id:6769)

Great room 17.92 Ft x 21.58 Ft

Family room 15.42 Ft x 14.00 Ft

Eat in kitchen 15.42 Ft x 11.58 Ft

Laundry room 15.42 Ft x 7.33 Ft

Primary Bedroom 11.25 Ft x 11.08 Ft

Bedroom 11.25 Ft x 10.33 Ft

4pc Bathroom 5.08 Ft x 8.17 Ft

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek

<http://www.braggcreekrealestate.com>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca