



146016 368 Street Rural Foothills County Alberta

\$1,295,000

Large evergreens, open meadows, and only 5 min to Bragg Creek. Close to Hwy 22 on a dead end road, sits this 61 acre, rural piece of Heaven. You will feel like a kid going to camp, as you roll through the towering evergreens to this beautiful 2620 sq ft 1 1/2 storey log lodge. This is the ultimate get away for you and your family, with three good sized bedrooms, formal dining and living room, and the farm house country kitchen, that flows into the sunroom and its bright wall of windows, allowing you to enjoy the fully landscaped garden all year round. As a kids play room, or maybe a creative work space for the artist in you, the 2nd floor, 2 room studio can be your great escape, boasting views over the garden to the south, and a privacy deck looking into the trees to the north. Breathe in that country smell of this park like setting and take in the peace and quiet of your own private forest. Family and friends are going to love the 1 bedroom guest cabin with full bath, kitchen, plus small dining and living room. The numerous pastures and paddocks are perfect for your four legged friends and 2 large, 50x150 ft, metal roofed barns are all ready for your livestock, or use as a place to store for your equipment and toys. Enjoy the sounds of the birds in the trees or the deer wandering through the yard while having your morning coffee, or while you hike down the forested paths of this amazing property. Renovate the main house into something really special or look at building your dream home on one of the numerous building spots on this private paradise. Turn the kids loose and tell them to be home before dark and see how good country living can be . Price does not include GST. In the event that GST is payable on part and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Please do n...

Bonus Room 18.33 Ft x 9.83 Ft
 Family room 20.42 Ft x 9.92 Ft
 4pc Bathroom 10.08 Ft x 8.83 Ft
 Bedroom 15.92 Ft x 9.92 Ft

Foyer 10.83 Ft x 10.58 Ft
 Kitchen 12.17 Ft x 19.92 Ft
 Living room 15.75 Ft x 19.83 Ft
 Laundry room 7.92 Ft x 9.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
Coldwell Banker Mountain Central

<http://www.landinalberta.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Bedroom 15.92 Ft x 9.58 Ft

Primary Bedroom 18.25 Ft x 10.58 Ft

Dining room 9.92 Ft x 19.92 Ft

Sunroom 19.50 Ft x 7.58 Ft