

# \$995,000 - 371023 162 Avenue W, Rural Foothills County

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MLS® #A2257812

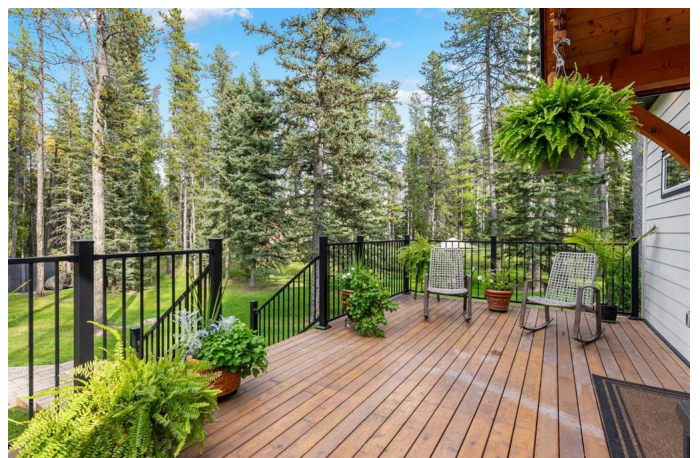
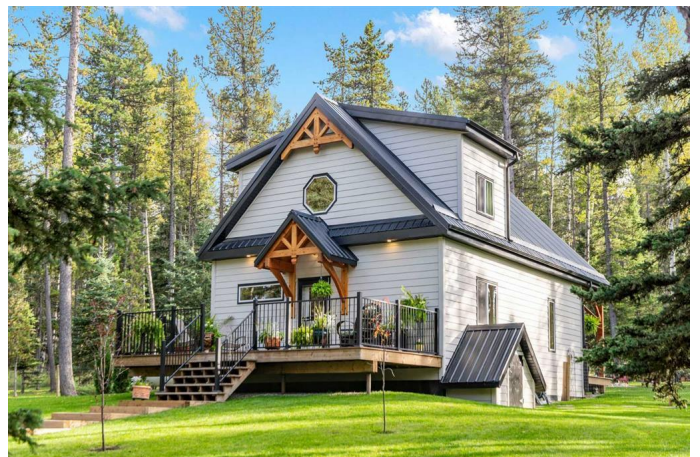
**\$995,000**

2 Bedroom, 2.00 Bathroom, 1,149 sqft  
Residential on 5.51 Acres

NONE, Rural Foothills County, Alberta

Set on 5.51 acres in desirable South Bragg Creek, this property is a rare blend of modern comfort and natural beauty. Towering mature forest, thoughtfully cleared of deadfall, creates lush vegetation, manicured lawns, and a true park-like setting. The fenced yard is ideal for children or pets and offers endless room to enjoy the outdoors. The classic 1.5-storey home, built in 2023, offers 2 bedrooms and 2 full bathrooms, showcasing warm pine interiors with fully insulated walls, luxury vinyl plank floors, quartz countertops, and upgraded stainless steel appliances—all within a bright, open-concept layout. Designed for both style and function, features include Hardie board siding, a metal roof, triple-pane windows, and low-maintenance finishes throughout. Both the front deck and covered back deck capture the tranquility of the setting, while a massive in-ground firepit invites gatherings or quiet evenings under the stars. Practical features include a garden shed, horse shelter, RV electrical hookup at the house, and water with hydrant plus power ideally placed for a future garage or shop. With propane heating, on demand hot water heating and house electrical setup for a generator, the home is ready to operate fully off-grid if desired! All of this just minutes from Bragg Creek Hamlet and only 20 minutes to Calgary.

Built in 2023



## Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2257812                                  |
| Price          | \$995,000                                 |
| Bedrooms       | 2                                         |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 1,149                                     |
| Acres          | 5.51                                      |
| Year Built     | 2023                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 371023 162 Avenue W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 0K0                |

## Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 10                             |
| Parking        | Parking Pad, RV Access/Parking |

## Interior

|                   |                                                                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Beamed Ceilings, Natural Woodwork, Tankless Hot Water, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Tankless Water Heater                                                                                                              |
| Heating           | Forced Air, Propane                                                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                     |
| Basement          | See Remarks, Crawl Space                                                                                                                                                                                |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Lighting, Private Entrance, Private Yard, RV Hookup, Storage |
|-------------------|------------------------------------------------------------------------|

|                 |                                                                                                             |
|-----------------|-------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed, See Remarks |
| Roof            | Metal                                                                                                       |
| Construction    | Wood Frame, Cement Fiber Board, See Remarks                                                                 |
| Foundation      | Piling(s)                                                                                                   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 2                    |
| Zoning         | CR                   |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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