

# \$1,088,400 - 352225 242 Avenue W, Rural Foothills County

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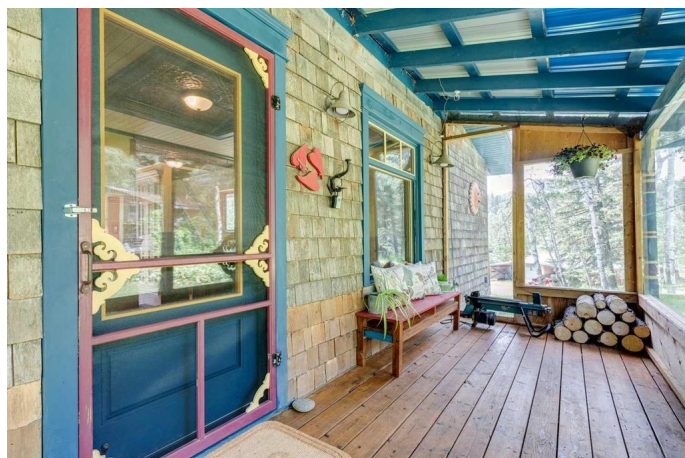
MLS® #A2240880

**\$1,088,400**

3 Bedroom, 2.00 Bathroom, 889 sqft  
Residential on 7.14 Acres

NONE, Rural Foothills County, Alberta

Masterfully designed on 7.14-acre parcel between Bragg Creek and Millarville and 1540 sq.ft total developed area. It sits just south of Bragg Creek and quietly opens toward Mesa Butte offering incredible proximity to thousands of acres of wilderness, and access to McLean Creek. Profoundly still this property carries the atmosphere of a rural Alice in Wonderland with natural trails, shifting light, birdsong, and whispering wind. This land is fertile, forested, and gently sloped—ideal for permaculture, micro farming, or long-view ecological stewardship. It is a sanctuary for birds, moose and local wildlife. The land is rich with water, willows, and abundant topsoil atop a bed of peat moss. A rarity in this region, this deep soil is not impacted by drought. Ponds, streams and water channels have been blended into the existing ecosystem using time-tested permaculture principles. Drainage, flow, and groundwater behavior have been addressed with clarity and foresight. This is land you can live on, and live from. The home is fed from an artesian well that provides crystal clear water for both the home and the appreciative wildlife that come to visit year round for a fresh drink. Built in 1999 to exude the warmth and craftsmanship of 1899. The original owners, an artisan carpenter and interior designer, lovingly used reclaimed materials from across the region to give this home a history, depth and warmth lost in contemporary architecture



and builds. Full of natural wood framed windows and bathed in warm sunlight, the home is southwest facing with picturesque views of endless Alberta sunsets. The kitchen is crafted featuring exposed wood cabinetry, artisan hinges, custom shelving, and integrated workspace. Built-ins are found throughout: shelves, seating, and storage carved directly into the home's bones. Every element serves a purpose. Upstairs, the primary bedroom delivers western light and treetop views. The ensuite is fitted with a steam shower, heated stone floor, abundant storage and ample light. The main floor offers a 2nd whimsical bedroom and full bath with a deep clawfoot tub positioned under the windows and overlooking the land with total privacy, a detail impossible to replicate in today's design culture. Primary heat is provided from a new high efficiency boiler and hydronic heating system, but you can also heat the home with a classic wood stove within the kitchen dining area. Downstairs, a walkout basement with additional living space perfect for a large family gathering area, a third bedroom with custom Murphy bed, and room to stretch. Walk out your back door into your enclosed greenhouse with a handcrafted cedar hottub all heated by the thermal mass heater and solar thermal heating system. The outdoor wood fired hot tub and radiant heater is perfect for starry nights. Wander down to the hand crafted platform and canvas hot tent perfect for guests. Engineered driveway and pad has power and is a future build site. More media available upon request.

Built in 1999

**Essential Information**

MLS® #	A2240880
Price	\$1,088,400
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	889
Acres	7.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	352225 242 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0K0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	20
Parking	Carport, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Crown Molding, French Door, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks, Soaking Tub, Steam Room, Wood Counters
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Kitchen, See Remarks, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Storage, RV Hookup
Lot Description	Cul-De-Sac, Environmental Reserve, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Other, Private, Secluded, See Remarks, Treed, Views, Yard Drainage, Brush, Creek/River/Stream/Pond, Native Plants, Open Lot, Seasonal Water, Wetlands
Roof	Metal
Construction	Cedar, Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 20th, 2025
Days on Market	1
Zoning	CR

### Listing Details

Listing Office	RE/MAX Realty Professionals
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