

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

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MLS® #A2257812

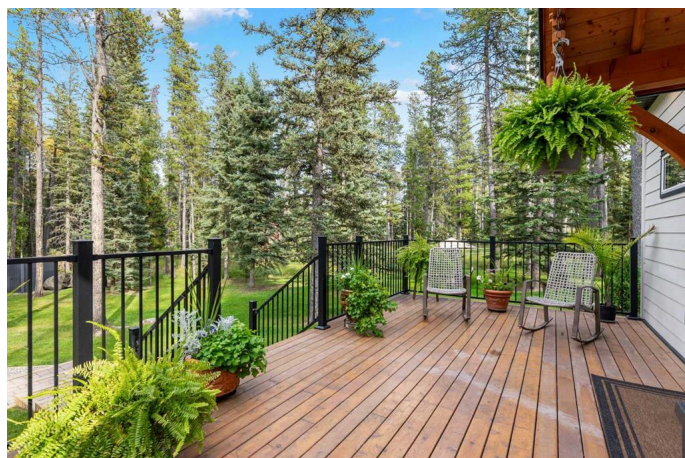
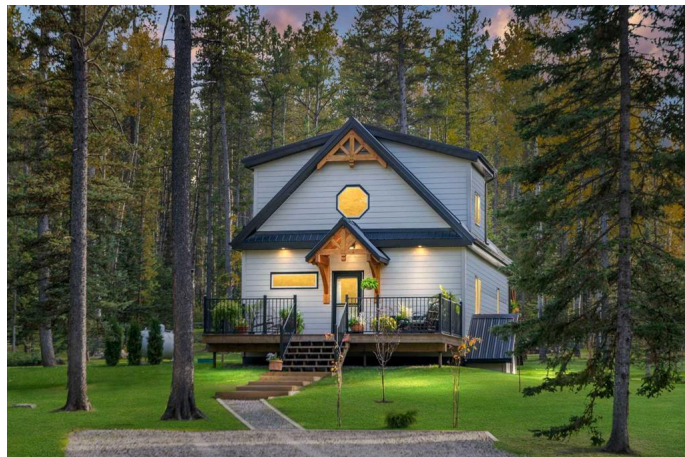
**\$995,000**

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
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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	1
Zoning	CR

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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