

# **\$1,175,000 - 100, 336243 Highway 22 W, Rural Foothills County**

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MLS® #A2225902

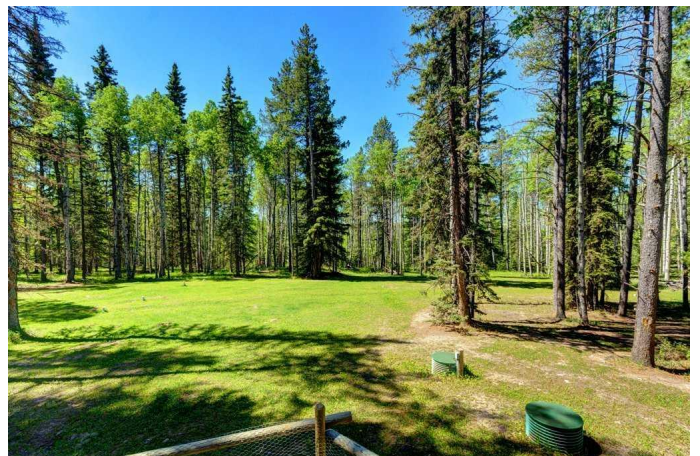
**\$1,175,000**

4 Bedroom, 3.00 Bathroom, 1,593 sqft  
Residential on 16.77 Acres

NONE, Rural Foothills County, Alberta

16.77 acre forested and very private acreage only 8 minutes to Bragg Creek with a spacious, fully developed modular home bungalow (factory built with everything square & tight & quiet) with over 2,500 sq. ft. of total developed space. Thoughtfully designed for comfort and efficiency, well ventilated, excellent soundproofing. 3 bedrooms (2 with walk in closets) and 2 bathrooms on main with spacious living room, kitchen open to dining area, laundry/rear entry room, sitting/reading/den area in Primary bedroom. Lower level has 1 large bedroom with a walk-in closet, den/office, spacious rec room, 4-piece bath and loads of storage areas including a very large utility room area. Brand new laminate flooring and carpets throughout main level, 9 ft. walls, triple glazed windows, 2 level deck. If you like handy work you will love the combination 21.5 ft. x 23 ft. double detached garage with attached insulated, drywalled and heated 23 ft. x 17.4 ft. shop with lots of storage and various shop equipment included in the sale! Enjoy walks around your own private land with trails as well as a small creek in the lower area. 30 minutes to Calgary, minutes to Bragg Creek, 10 minutes to Kananaskis Country and 30 minutes to Canmore.

Built in 2014



## Essential Information

MLS® #	A2225902
Price	\$1,175,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,593
Acres	16.77
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

## Community Information

Address	100, 336243 Highway 22 W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1W2

## Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Double Garage Detached, Heated Garage
# of Garages	2

## Interior

Interior Features	No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Electric Oven, Freezer, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
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Lot Description	See Remarks, Creek/River/Stream/Pond, Many Trees, Secluded, Wooded
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	10
Zoning	CR

### **Listing Details**

Listing Office	Royal LePage Solutions
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