

\$1,325,000 - 206056 Highway 762, Rural Foothills County

MLS® #A2248957

\$1,325,000

4 Bedroom, 5.00 Bathroom, 2,885 sqft
Residential on 5.58 Acres

NONE, Rural Foothills County, Alberta

Experience the best of country living on nearly six beautiful acres of mixed forest and open yard. This inviting two-storey home combines rural charm with thoughtful modern updates, offering comfort, character, and versatility for today's lifestyle. Inside, the heart of the home is the updated kitchen featuring Caesarstone counters, abundant cabinetry, and a refurbished 1922 McClary's stove, a true conversation piece. A hidden pantry tucked behind a bookshelf adds both charm and practicality. The cozy dining area and spacious living room with a wood-burning fireplace create a warm and welcoming atmosphere for family and friends. Upstairs, you'll find three bedrooms, bright living spaces, and peaceful views of the surrounding trees and property from every window. The attached double garage includes a developed upper level that can function as a self-contained living space, (POTENTIAL MORTGAGE HELPER) complete with its own kitchen, living and dining areas, full bathroom, and bedroom. With adjoining doors, this flexible space can serve as a one or two-bedroom suite, ideal for extended family, guests, or even a private rental or nanny suite. The unfinished basement under the garage, already complete with an epoxy floor, offers potential for a home gym or storage. Outdoors, the paved driveway leads to a charming two-storey red barn featuring horse stalls, a



tack room, office, and an upper-level space perfect for hobbies, gatherings, or movie nights. Two storage sheds and horse-fenced areas with paddocks and a water system are ready for your equestrian pursuits. Surrounded by mature trees and the tranquility of nature, this property offers privacy and space to breathe, while keeping you CLOSE TO BRAGG CREEK'S SHOPS, EXTENSIVE TRAILS, and an EASY COMMUTE TO THE CITY. A truly special property where comfort, creativity, and country living come together.

Built in 1981

Essential Information

MLS® #	A2248957
Price	\$1,325,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,885
Acres	5.58
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	206056 Highway 762
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking	Additional Parking, Double Garage Attached, Oversized, Paved
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of Garages 5

Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, Natural Woodwork, Quartz Counters

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Wood Burning, Blower Fan

Has Basement Yes

Basement Crawl Space

Exterior

Exterior Features Balcony, Fire Pit, Private Yard, Storage, Dog Run

Lot Description Landscaped, Many Trees, Paved

Roof Metal

Construction Wood Frame, Cedar

Foundation Poured Concrete, Wood

Additional Information

Date Listed August 16th, 2025

Days on Market 80

Zoning CR

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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