

206056 Highway 762
 Rural Foothills County, Alberta

MLS # A2248957



\$1,325,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,885 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Additional Parking, Double Garage Attached, Oversized, Paved		
Lot Size:	5.58 Acres		
Lot Feat:	Landscaped, Many Trees, Paved		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	17-22-4-W5
Exterior:	Cedar, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete, Wood	Utilities:	-

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

Inclusions: 2nd fridge, electric stove, 2nd dishwasher, 2 sheds, starlink, garage fridge, architect's drafting table in barn loft

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.