

206020 Highway 762
Rural Foothills County, Alberta

MLS # A2304181



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,054 sq.ft.	Age:	1996 (30 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	6.05 Acres		
Lot Feat:	Back Yard, Brush, Dog Run Fenced In, Environmental Reserve, Front Yard, In		

Heating:	Ceiling, Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	17-22-4-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	CR
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub		

Inclusions: n/a

OPEN HOUSE THIS SATURDAY MAY 16th 2-4pm! Tucked away in the rolling foothills of Alberta on over 6 acres of pristine countryside, this exceptional walkout bungalow offers the perfect balance of luxury, privacy, and convenience. Surrounded by breathtaking natural beauty and abundant wildlife, this stunning property is located just minutes from Bragg Creek and under 30 minutes to Calgary — giving you the peace of country living without sacrificing access to city amenities. With over 4,000 sq ft of developed living space, this home was designed to capture its incredible surroundings. Soaring vaulted ceilings and massive windows flood the interior with natural light while showcasing panoramic views from nearly every room. The warm yet modern design creates an inviting atmosphere throughout the entire home. Built using insulated concrete forms (ICF), this home offers outstanding durability, soundproofing, and maximum energy efficiency year-round. The main floor features three spacious bedrooms, including a luxurious primary retreat complete with a cozy fireplace, walk-in closet, and spa-inspired 5-piece ensuite. A thoughtfully designed layout also includes a large laundry room, additional full bathroom, mudroom, and an open-concept kitchen and dining area perfect for entertaining. Step outside onto the expansive deck and enjoy seamless indoor-outdoor living overlooking the beautiful landscape. The fully developed walkout basement offers endless space for family and guests, featuring a massive recreation area with open-to-above design, two additional bedrooms, a den/home office, and a 3-piece bathroom. Outside, the property is equally impressive with a fenced dog run, invisible perimeter dog fence, and an oversized detached double garage offering more than 750 sq ft of space for vehicles, toys, or a workshop. The well, septic, and water systems have

all been recently tested and serviced for added peace of mind. Poly B replaced, New plumbing throughout. Whether you're looking for a private family retreat, an entertainer's dream, or your own slice of Alberta paradise, this Foothills County gem delivers it all. Opportunities like this are rare — book your private showing today.