

\$1,549,900 - 226232 336 Street W, Rural Foothills County

MLS® #A2141933

\$1,549,900

4 Bedroom, 4.00 Bathroom, 1,721 sqft
Residential on 8.00 Acres

NONE, Rural Foothills County, Alberta

Private, Peaceful, Abundant and Like NEW. This spectacular property in the beautiful community of Whiskey Creek, South Bragg Creek. This charming bungalow, just 4 years old, sits on an expansive and unbelievably PRIVATE 8-acre parcel, serene natural surroundings that create a sanctuary with, and abundant sunshine that brightens every corner of the home. The bungalow design ensures convenience and charm, featuring two spacious bedrooms on the upper level, perfect for comfortable living. Step into the beautiful farmhouse kitchen, where modern elegance meets rustic charm. The kitchen boasts high-end appliances, including a gas range and built in wall oven, large center island and, and a cozy atmosphere that's perfect for family gatherings or entertaining guests. The living room is a true highlight, with vaulted ceilings and a corner wood stove that easily heats the main floor, creating a warm and inviting ambiance to this home. Adjacent to the main living area is a large den, perfect for a home office or a quiet reading nook or 3rd main floor bedroom. The full basement development was completed in June 2024, adding even more living space and potential to this already impressive home. With its contemporary finishes, bright and open floor plan, and high-quality craftsmanship throughout, the home exudes modern comfort and elegance. The quality and condition of this



property are rare finds in today's market. The property also features a heated triple garage with 2 x 10 foot wide and 9 foot high doors, each bay with a floor drain, 1200 square feet, 220-volt power and ample room for a workshop, catering to all your storage and project needs. Outside, you'll find this 8 acres rail fenced and gated making it ideal for horse lovers. The land is ready for your shop, it's fully equipped with power, water, and a 2nd septic system, along with a quick connect at the farm pole for easy generator connection and all power lines are buried, maintaining the property's pristine, unobstructed view. For added convenience, the property boasts a loop driveway, making access easy and accommodating for multiple vehicles. The 8-acre lot provides plenty of space for outdoor activities, gardening, or simply enjoying the tranquility of nature. Whiskey Creek is known for its close-knit community, incredible neighbours and scenic landscapes, and close proximity to the amenities of Bragg Creek, making it an ideal location for those seeking a blend of modern living and natural beauty. This home is just a 15-minute drive to Kananaskis, offering endless opportunities for outdoor adventures, and only 20 minutes to Calgary, providing easy access to urban amenities while enjoying a peaceful rural lifestyle. Imagine waking up to the serene sounds of nature, exploring your own private acreage, and enjoying all that the wonderful community of Whiskey Creek has to offer. This property is a rare gem, perfect for those who appreciate the finer things in life at a peaceful pace.

Built in 2020

Essential Information

MLS® #	A2141933
Price	\$1,549,900

Sold Price	\$1,500,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,721
Acres	8.00
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	226232 336 Street W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L0K0

Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Asphalt, Driveway, Enclosed, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Triple Garage Attached

Interior

Interior Features	Beamed Ceilings, Closet Organizers, French Door, High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Solar Tube(s), Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Many Trees, Meadow, Native Plants, Pasture, Private, Views, Wetlands, Wooded
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 14th, 2024
Days on Market	23
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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