

\$988,000 - 242118 Highway 762, Rural Foothills County

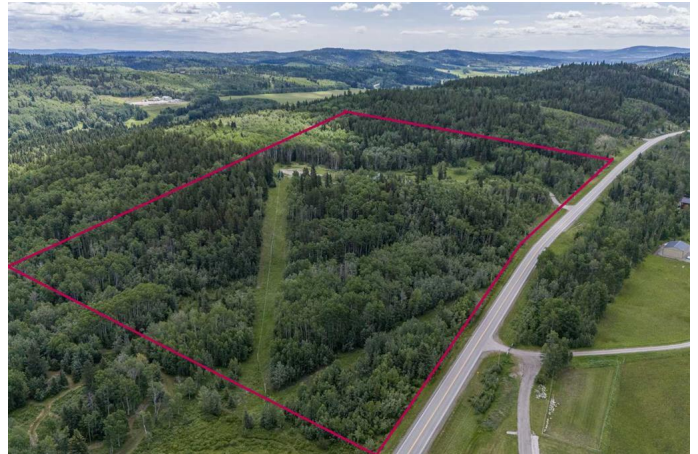
MLS® #A2237288

\$988,000

0 Bedroom, 0.00 Bathroom,
Land on 24.98 Acres

NONE, Rural Foothills County, Alberta

Discover this expansive 25-acre property, an ideal canvas for your dream home. Embrace the freedom to design without architectural restrictions beyond municipal guidelines, allowing you to craft a residence perfectly suited to your vision. Nestled amidst serene natural beauty, this parcel boasts towering trees, a winding private driveway, and picturesque foothills views, creating a tranquil and private environment. Located just 25 minutes from Calgary and a short 10-minute drive to the amenities of Bragg Creek, with Millarville also within easy reach, convenience meets country living. The sunny southern hilltop exposure accentuates the natural landscape, offering an optimal orientation for your future home or investment property. Infrastructure is already in place, including a drilled well, underground cistern, septic tank and field, and connections for power and natural gas at a previously built site, ensuring convenience and efficiency. Equestrian enthusiasts will appreciate the horse-friendly amenities, featuring a well-appointed and insulated barn with a tack room, feed room, stalls, and two detached horse shelters. Electric heating and water are available in the barn. Fencing is in place for paddocks and main pasture, and there is a large, fenced dog run. The property also boasts meticulously maintained perennial gardens, enhancing its natural charm. Whether you envision raising a family in a serene natural setting, creating a weekend retreat, or planning a peaceful



retirement, this property provides the perfect backdrop. Choose your preferred builder and embark on realizing your dream home whenever you're ready. For outdoor enthusiasts, Kananaskis Country beckons just a short 15-minute drive away, offering world-class hiking, biking, and year-round recreational opportunities. Don't miss this rare opportunity to build not just a home, but a lifestyle, in one of Calgary's most coveted Country Residential communities near Bragg Creek. Please note the sellers have been told by the MD that Foothills property taxes will be \$48 starting January 2026, based on agricultural rates and will remain until a new residence is approved and built. Also, on the East side of the property is a provincial grazing lease so there are no developments planned for that municipal land. Book your showing today!

Essential Information

MLS® #	A2237288
Price	\$988,000
Bathrooms	0.00
Acres	24.98
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	242118 Highway 762
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

Amenities

Utilities	Electricity Available, Natural Gas Available
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Exterior

Exterior Features	Dog Run, Private Entrance, Private Yard
Lot Description	Many Trees, Views, Wooded, Dog Run Fenced In, Meadow, Pasture, Rolling Slope

Additional Information

Date Listed	July 10th, 2025
Days on Market	31
Zoning	A

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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