



GRASSROOTS
REALTY GROUP

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336241 Leisure Lake Bay W
Rural Foothills County, Alberta

MLS # A2303777



\$599,000

Division: Leisure Lake

Lot Size: 4.00 Acres

Lot Feat: Cul-De-Sac, Many Trees

By Town: Bragg Creek

LLD: 33-22-4-W5

Zoning: CRA

Water: Well

Sewer: None

Utilities: Natural Gas Not Paid, Electricity Not Paid For

Take this opportunity to design and build a home that truly reflects your lifestyle with no architectural restrictions beyond municipal guidelines, the possibilities are wide open. This is the last remaining undeveloped lot in the highly sought-after Leisure Lake Estates, tucked away on Leisure Lake Bay. Set on a beautifully treed 4-acre parcel, this property offers the perfect balance of privacy, nature, and just a short drive to some of Alberta's most celebrated outdoor recreation. Just 5 minutes from the charming hamlet of Bragg Creek and only 15 minutes to South Calgary, you're never far from amenities, yet it feels like a true escape. From your doorstep, enjoy access to Leisure Lake and scenic walking paths, ideal for daily strolls, paddleboarding, or simply unwinding in nature. For those who crave adventure, Kananaskis Country is just a 10-minute drive away, offering endless opportunities for hiking, mountain biking, cross-country skiing, and year-round exploration in the foothills and Rockies. The sunny southern exposure enhances the natural treed landscape and provides an ideal setting for your future home, with multiple potential building sites to choose from. A drilled well is already in place, adding convenience as you plan your build. Whether you envision a full-time residence, a weekend retreat, or a peaceful retirement haven, this property is all about lifestyle, morning coffee by the lake, afternoons on the trails, and evenings surrounded by quiet forest. Build when you're ready, bring your own builder, and create something truly special in one of the Calgary region's most desirable country residential settings. Opportunities like this, where privacy, proximity, and recreation come together, are increasingly rare.