



**241 Mountain Lion Drive  
Rural Rocky View County, Alberta**

**MLS # A2304496**



**\$1,100,000**

<b>Division:</b>	Wintergreen		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,593 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated, RV Access/Parking		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Environmental Reserve, Landscaped, Sloped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public, See Remarks
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** SHELIVING IN GARAGE, GREEN HOUSE NEGOTIABLE

Set on 2 beautifully serene acres, this inviting property offers the perfect blend of privacy, comfort, and connection to nature—all within easy reach of Bragg Creek community amenities. The home includes 2329.57 sq ft and features 3 spacious bedrooms upstairs, complemented by soaring lofted ceilings and an abundance of natural light from two skylights. The generously sized master bedroom complete with a gas fireplace is the perfect owners retreat. On the main level, you'll find a warm and welcoming living space centered around a cozy wood-burning fireplace and forest views out of every window. A large bright kitchen ideal for entertaining and spacious dining area complete this level. The fully developed walk-out lower level boasts a Family/TV room with built in entertainment wall that could flex to be a library, playroom or gym. The office could easily transform into 4th bedroom. An updated 4 piece bath & convenient laundry room complete this level. With the full bathroom and separate entrance there is the possibility to suite the walkout basement. Bus stop for the local K-8 school is at the end of the driveway. The exterior is equally impressive, designed for both enjoyment and self-sufficiency. Highlights include a beautiful multi tiered deck, greenhouse, chicken coop, and established garden beds for the gardening enthusiasts. The oversized double detached garage is heated, offering ample space for vehicles, storage, and a workshop. Located on a quiet road, this serene oasis captures a distinct West Coast vibe, with nearby access to scenic trails leading to Wintergreen. The old Wintergreen ski hill, golf course, and a charming community lake are a short walk away. A rare opportunity to enjoy peaceful country living without sacrificing proximity to Calgary. Be sure to check out the Virtual Tour and book your private showing to

view this amazing property today!