



**GRASSROOTS**

REALTY GROUP

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20 Spruce Avenue  
Bragg Creek, Alberta

MLS # A2317472



**\$599,900**

Division: NONE

Lot Size: 0.25 Acre

Lot Feat: Cleared, Native Plants, Treed

By Town: -

LLD: -

Zoning: R-URB

Water: -

Sewer: -

Utilities: -

Discover an exceptionally rare opportunity in the heart of Bragg Creek. This "Ready to Build" cleared  $\frac{1}{4}$ -acre property offers the perfect blend of immediate enjoyment and future potential. Municipal water and sewer tie-ins have been completed to the curb, approximately 100 feet of fencing has been installed, and a development permit has already been submitted—providing a significant head start and minimizing future preparation costs. The current development plan features an impressive 1,868 sq. ft. residence thoughtfully designed to embrace the surrounding natural landscape. The proposed home includes a luxurious primary suite, expansive living and kitchen spaces, and a dedicated office, with each room carefully positioned to maximize natural light and bring the outdoors in. Completing the design is an oversized 842 sq. ft. double garage, offering ample space for vehicles, toys, and storage. Nestled among the beauty of the foothills, this forested property offers more than just a place to build—it offers a lifestyle. Abundant wildlife regularly wander through the area, including local favorite "Wyatt," an elder deer known to stop by in search of an apple or two. Just be sure to keep the doors closed, as his curiosity occasionally gets the better of him. Start your mornings with a short stroll to the local bakery for a fresh strudel or one of their famous cinnamon buns, which often sell out before lunch. Spend your afternoons casting a line in nearby waters, enjoying a round at Wintergreen Golf & Country Club, dining at the renowned The Italian Farmhouse—recognized among Canada's most romantic dining destinations—or unwinding with live music and libations at The PowderHorn Saloon. Whether you envision a custom residence, a luxury mountain-inspired retreat, or a long-term investment in a thriving community, this property presents an exceptional opportunity to secure a premium piece of Bragg Creek real estate. For buyers seeking a seamless building experience, the seller is a renowned custom home builder and is available to help bring your vision to life from concept to completion. Buyers also have the flexibility to work with the builder of their choice. Bragg Creek offers a lifestyle unlike any other—where nature, community, recreation, and small-town charm come together in one extraordinary setting.