



**GRASSROOTS**  
REALTY GROUP

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**200 Fawn Hills Drive  
Bragg Creek, Alberta**

**MLS # A2320902**



**\$949,900**

<b>Division:</b>	Fawn Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	4.03 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, Many Trees, Private, Secluded, See Remarks,		

<b>Heating:</b>	Baseboard, Pellet Stove	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Natural Woodwork, No Animal Home, See Remarks, Soaking Tub, Vinyl Windows		

**Inclusions:** NA

1152 square foot bungalow with 2 bedrooms. Nestled at the end of a quiet cul-de-sac in the desirable Fawn Hills area of Bragg Creek this spectacular BRAND NEW professionally built home on 4 PRIVATE ACRES with POND offers an unparalleled opportunity to own a turnkey retreat that seamlessly blends rustic warmth with modern full time living just when many thought such a property had become out of reach it arrives perfectly realized and ready for immediate enjoyment elevated on engineered pilings this home delivers panoramic open views across the peaceful Fawn Hills valley from almost every room creating an immediate sense of calm and connection to the surrounding foothills landscape the approximately 1152 SF interior showcases rich warm WOOD throughout with high quality finishes soaring ceilings abundant natural light and a thoughtfully designed layout that invites both intimate family moments and effortless entertaining the kitchen flows beautifully into the living and dining spaces anchored by a cozy wood burning pellet stove that efficiently heats the entire home while eliminating high natural gas costs two generously sized bedrooms each with direct access potential to future deck space provide peaceful private rest while the large mechanical room at the back entrance adds practical convenience for daily rural life this is a home that feels like it was built precisely for those who have longed for BRAGG CREEK living without compromise or delay professionally completed by Downe Homes Inc the construction reflects meticulous attention to detail from the metal roof and wood siding exterior to the durable vinyl plank flooring soaking tub and kitchen island making it a low maintenance solution that stands ready for year round enjoyment or as a versatile income generating long term rental the 4 acre parcel itself is a standout feature with its tranquil pond

mature trees and secluded setting at the end of the road offering profound privacy while still providing convenient access to the charming Bragg Creek hamlet via nearby trails where one can stroll for coffee local shops community events or simply absorb the foothills atmosphere ample space exists for a trailer or camper on the newly constructed pad with dedicated power and driveway allowing extended guest stays with complete separation or future expansion if a larger build is ever desired all essential services are in place including a brand new mound septic system a reliable well and power ensuring peace of mind from day one whether envisioning weekend getaways filled with Kananaskis adventures cross country skiing golfing or horseback riding or establishing a full time foothills lifestyle surrounded by nature this property delivers an effortless transition into the Bragg Creek market at an attainable price point under one million dollars a rare combination of new construction quality private acreage with water feature and immediate usability that stands apart in a community where such opportunities seldom appear.