



GRASSROOTS
REALTY GROUP

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Lot #1 - 231031 RR 54 NW
Bragg Creek, Alberta

MLS # A2346069



\$710,000

Division: West Bragg Creek

Lot Size: 4.60 Acres

Lot Feat: Cleared, Many Trees, See Remarks

By Town: -

LLD: -

Zoning: R-CRD

Water: -

Sewer: -

Utilities: -

Build your dream home on this exceptional 4.6-acre property in beautiful West Bragg Creek, where peaceful country living meets outstanding access to nature and recreation. Featuring a picturesque stream running through the property, mature trees and an excellent building site, this remarkable parcel offers the perfect setting to create the home and lifestyle you have always envisioned. A gravel road from the main road to the lot is already in place, providing convenient access, and the property includes a water well, with utilities available at the lot line. Located just 7 km west of the charming hamlet of Bragg Creek, you'll enjoy a welcoming selection of restaurants and caf  s, along with convenient shops, services and community amenities. The property borders the renowned Kananaskis Country trail network, with the Trans Canada Trail running along its southern property line. Step outside and enjoy year-round hiking, mountain biking, cross-country skiing and equestrian adventures. With road access and a water well already in place, this unique property offers an ideal combination of privacy, convenience, natural beauty and an exceptional outdoor lifestyle. Tax not assessed yet.