



GRASSROOTS
REALTY GROUP

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50098 East Park Place
Rural Rocky View County, Alberta

MLS # A2346153



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,775 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	4.03 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Many Trees, Rectan		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-RUR
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Vaulted Ceiling(s)		

Inclusions: Craftsman lawn mower, starlink equipment, wood shelving in garage, 1 shed, wood burning stove

**** Open House Sunday Sept 20 1-3 **** Tucked away on 4 private, tree-covered acres just outside Bragg Creek, this 1,775 sq ft walkout bungalow offers approximately 3,500 sq ft of beautifully finished living space (4 bedrooms, 3 bathrooms) and a rare combination of privacy, nature, and convenience — with direct access to Bragg Creek Provincial Park right next door. The main floor features 2 spacious bedrooms, a versatile den, formal dining room, and a bright breakfast nook off the well-appointed kitchen. The large living room is anchored by a cozy fireplace, and main-floor laundry adds everyday convenience. Step outside to the deck off the main level — perfect for morning coffee surrounded by trees. The fully finished walkout basement is an entertainer's dream, with a second expansive living room warmed by a wood stove and complete with a wet bar. Two additional bedrooms and a utility room round out the lower level, which walks out to grade at the back of the home — ideal for extended family, guests, or a home-based business. A large double attached garage (21' x 21.5') provides ample space for vehicles and storage. Set on 4 acres with over half the property covered in mature trees, this property feels worlds away while being just minutes from the amenities of Bragg Creek, and within easy reach of Calgary. A private walking trail has been cut through the trees, offering your own trail system right out the back door, with the Provincial Park just beyond the property line. Families will appreciate the close proximity to Banded Peak K-8 School. Well and septic system in place. This is a rare opportunity to own a private, nature-immersed acreage with the finished square footage and layout to comfortably host family and friends. Schedule your showing today.

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