

# \$1,088,400 - 352225 242 Avenue W, Rural Foothills County

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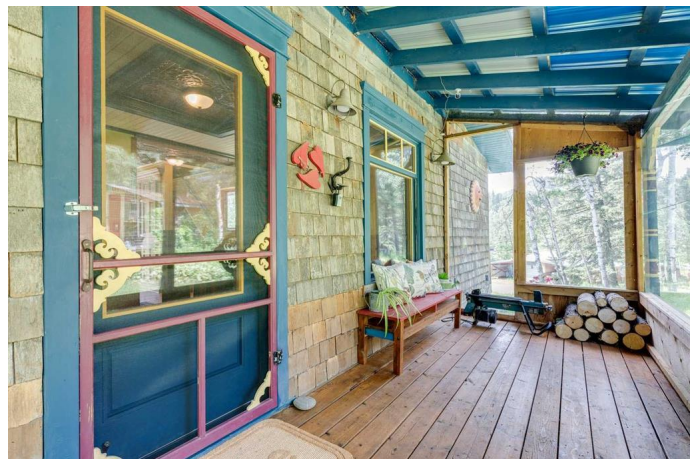
MLS® #A2240880

**\$1,088,400**

3 Bedroom, 2.00 Bathroom, 889 sqft  
Residential on 7.14 Acres

NONE, Rural Foothills County, Alberta

Masterfully designed on 7.14-acre parcel between Bragg Creek and Millarville and 1540 sq.ft total developed area. It sits just south of Bragg Creek and quietly opens toward Mesa Butte offering incredible proximity to thousands of acres of wilderness, and access to McLean Creek. Profoundly still this property carries the atmosphere of a rural Alice in Wonderland with natural trails, shifting light, birdsong, and whispering wind. This land is fertile, forested, and gently sloped—ideal for permaculture, micro farming, or long-view ecological stewardship. It is a sanctuary for birds, moose and local wildlife. The land is rich with water, willows, and abundant topsoil atop a bed of peat moss. A rarity in this region, this deep soil is not impacted by drought. Ponds, streams and water channels have been blended into the existing ecosystem using time-tested permaculture principles. Drainage, flow, and groundwater behavior have been addressed with clarity and foresight. This is land you can live on, and live from. The home is fed from an artesian well that provides crystal clear water for both the home and the appreciative wildlife that come to visit year round for a fresh drink. Built in 1999 to exude the warmth and craftsmanship of 1899. The original owners, an artisan carpenter and interior designer, lovingly used reclaimed materials from across the region to give this home a history, depth and warmth lost in contemporary architecture



and builds. Full of natural wood framed windows and bathed in warm sunlight, the home is southwest facing with picturesque views of endless Alberta sunsets. The kitchen is crafted featuring exposed wood cabinetry, artisan hinges, custom shelving, and integrated workspace. Built-ins are found throughout: shelves, seating, and storage carved directly into the home's bones. Every element serves a purpose. Upstairs, the primary bedroom delivers western light and treetop views. The ensuite is fitted with a steam shower, heated stone floor, abundant storage and ample light. The main floor offers a 2nd whimsical bedroom and full bath with a deep clawfoot tub positioned under the windows and overlooking the land with total privacy, a detail impossible to replicate in today's design culture. Primary heat is provided from a new high efficiency boiler and hydronic heating system, but you can also heat the home with a classic wood stove within the kitchen dining area. Downstairs, a walkout basement with additional living space perfect for a large family gathering area, a third bedroom with custom Murphy bed, and room to stretch. Walk out your back door into your enclosed greenhouse with a handcrafted cedar hottub all heated by the thermal mass heater and solar thermal heating system. The outdoor wood fired hot tub and radiant heater is perfect for starry nights. Wander down to the hand crafted platform and canvas hot tent perfect for guests. Engineered driveway and pad has power and is a future build site. More media available upon request.

Built in 1999

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2240880    |
| Price    | \$1,088,400 |
| Bedrooms | 3           |

|                |                                           |
|----------------|-------------------------------------------|
| Bathrooms      | 2.00                                      |
| Full Baths     | 2                                         |
| Square Footage | 889                                       |
| Acres          | 7.14                                      |
| Year Built     | 1999                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 352225 242 Avenue W    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L0K0                 |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                |
| Parking Spaces | 20                                                                          |
| Parking        | Carport, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                                           |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Closet Organizers, Crown Molding, French Door, Kitchen Island, Natural Woodwork, No Smoking Home, See Remarks, Soaking Tub, Steam Room, Wood Counters |
| Appliances        | Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer                                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                   |
| Fireplaces        | Free Standing, See Remarks, Wood Burning Stove, Kitchen                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                            |

### Exterior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Lighting, Private Entrance, Private Yard, RV Hookup, Storage                                                                                                                                                                        |
| Lot Description   | Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, Low Maintenance Landscape, Many Trees, Native Plants, No Neighbours Behind, Open Lot, Other, Private, Seasonal Water, Secluded, See Remarks, Treed, Views, Yard Drainage, Brush, Wetlands |
| Roof              | Metal                                                                                                                                                                                                                                                 |
| Construction      | Cedar, Concrete, Wood Frame, Wood Siding                                                                                                                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                                                                                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 16              |
| Zoning         | CR              |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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