$1,475,000 - 100, 352246 242 Avenue W, Rural Foothills County

MLS® #A2238863

$1,475,000
5 Bedroom, 4.00 Bathroom, 2,784 sqft
Residential on 7.73 Acres

NONE, Rural Foothills County, Alberta

Nestled in the serene countryside, just 10 minutes south of Bragg Creek, this stunning Timber Frame residence, built in 2002 by Crazy Creek Timber Frames, offers the perfect blend of rustic elegance and modern convenience. Just a short 40-minute drive from Calgary, this home built on 7.73 rolling acres is designed for those seeking peace, privacy, and quality craftsmanship. EXTERIOR RECENTLY PAINTED! Key Features include: â€¢ Spacious Living: over 2800 sq ft of developed living space, featuring 5 bedrooms and 4 bathrooms, including a primary suite with an UPDATED ensuite. The walkout basement, partially finished, offers plenty of potential for customization. â€¢ Impressive Timber Frame Construction: Built with beautiful Douglas Fir timbers, this home boasts a classic, durable aesthetic. â€¢ Exceptional Fireplaces: A stunning custom-built, dual-sided stone wood-burning fireplace (crafted by a renowned Swiss stonemason) creates a warm, inviting focal point in the heart of the home. The primary suite features a gas fireplace for added comfort. â€¢ Gourmet Kitchen: Cook and entertain with ease in the spacious kitchen equipped with hickory cabinets, a gas stove, stainless steel appliances, and a gas fitting for a BBQ on the deck. â€¢ Elegant Interiors: Hardwood floors throughout the main and upper floors exude charm and sophistication. â€¢ Featuring: Low E tinted energy windows

and a newly replaced glycol system for the heated basement floors. â€¢ Modern Convenience: Includes a guest bedroom on the main floor, newer washer and dryer (under 3 years old), and more. This property also features a detached triple car garage and a custom built shed. This country home would be ideal for families or those seeking a peaceful full time residence or part time retreat with all the modern amenities. Donâ€™t miss this opportunity to own a Timber Frame home, just a short drive to Calgary and also to the recreational activities of Kananaskis Country, Mclean Creek and West Bragg Creek.

Built in 2002

Essential Information

MLS® #	A2238863
Price	$1,475,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,784
Acres	7.73
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	100, 352246 242 Avenue W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	8
Parking	Triple Garage Detached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Kitchen Island
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Boiler, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Wood Burning, Double Sided, Master Bedroom, Stone
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit
Lot Description	Private, Rolling Slope, Native Plants, Treed
Roof	Asphalt
Construction	Stucco, Post & Beam
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	16
Zoning	CR

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

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