



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**231057 RANGE RD 54 , Bragg Creek T0L 0K0**

MLS®#: **A2195741**      Area: **West Bragg Creek**      Listing Date: **02/21/25**      List Price: **\$710,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Land**  
 Sub Type: **Residential Land**  
 City/Town: **Bragg Creek**  
 Year Built: **0**

Lot Information

Lot Sz Ar: **424,274 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **0**  
 Low Sqft:  
 Ttl Sqft:

DOM

**2**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style:

Parking

Ttl Park: **0**  
 Garage Sz:

Access: **Paved Road**  
 Lot Feat: **Many Trees,Native Plants,Private,Seasonal Water**  
 Park Feat:

Utilities and Features

Roof:      Construction:  
 Heating:      Flooring:  
 Sewer:      Water Source:  
 Ext Feat:      Fnd/Bsmt:  
 Kitchen Appl:  
 Int Feat:  
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u>                | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|----------------------------|--------------|-------------------|
|             |              |                   | <u>Legal/Tax/Financial</u> |              |                   |

Title: **Fee Simple**      Zoning: **R-RUR**  
 Legal Desc: **0310872**

Remarks

Pub Rmks: **Beautiful 9.74 acres of undeveloped land located in West Bragg Creek. This private property features mature trees and natural wetlands, offering a peaceful retreat just minutes from the hamlet of Bragg Creek. Ideal for outdoor enthusiasts, enjoy access to Kananaskis Country via a nearby entrance, perfect for Fat biking, cross country skiing, hiking, snowshoeing in winter and exploring trails year-round. Across the road, a paved path leads to Bragg Creek, ideal for leisurely walks or cycling. Wildlife abounds, with deer, moose, and more frequenting the area, while a spring-fed pond enhances the natural beauty of the surroundings. Don't miss**

Inclusions:  
Property Listed By:

**this rare opportunity to own a piece of West Bragg Creek close to nature's doorstep.**  
**N/A**  
**Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







