



THE A-TEAM

RE/MAX FIRST

231175 BRACKEN Road, Bragg Creek TOL OK0

MLS#: A2204088 Area: West Bragg Creek Listing Date: 03/20/25 List Price: \$3,475,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Bragg Creek
City/Town: Bragg Creek
Year Built: 0
Lot Information
Lot Sz Ar: 3,861,158 sqft
Lot Shape:

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

DOM 19
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access: Paved Road
Lot Feat: Many Trees,Native Plants,Near Golf Course,Near Shopping Center,Pasture,Paved,Private,Treed,Views,Waterfront
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer: Septic Field,Septic Tank
Ext Feat:
Construction:
Flooring:
Water Source: Well
Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities: Electricity Available,Natural Gas Available

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc:
Zoning: A-GEN

Remarks

Pub Rmks: Discover a truly unique opportunity for personal enjoyment or future investment with this expansive 88-acre parcel in West Bragg Creek. Currently zoned as Agricultural, this property offers a canvas for your vision of paradise. Nestled just off West Bragg Creek Road and Bracken Road, it presents an exceptional prospect for future development, subject to necessary approvals with the MD. Adjacent to undeveloped government long-term grazing lease land, this rare gem ensures a

**picturesque backdrop that will remain unspoiled. Enjoy the convenience of being within walking distance to Bragg Creek's shops and restaurants, while soaking in breathtaking views of the Elbow River Valley and the Rocky Mountains. Distinguished by mature forests and cleared grazing areas, the property harmonizes natural beauty with potential residence. Bragg Creek meanders along the NW corner, while the Elbow River graces the southern property line, enhancing its allure. With pre-existing utilities from prior cabin usage, the land could be suitable for various possibilities. Nearby subdivisions to the west feature 2-acre parcels with rural residential homes, blending natural serenity with modern living. Situated within the West Bragg Creek Area Structure Plan (ASP), it aligns with a vision for thoughtful and sustainable development. For a comprehensive understanding of the ASP, refer to the Rocky View County website. Explore the online video tour for an immersive experience, and schedule a showing to fully appreciate this exceptional opportunity to own a piece of West Bragg Creek's captivating landscape.**

Inclusions:

Property Listed By:

n/a

**Century 21 Bamber Realty LTD.**

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







