

# \$999,000 - 336070 Highway 22 Highway W, Rural Foothills County

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MLS® #A2257267

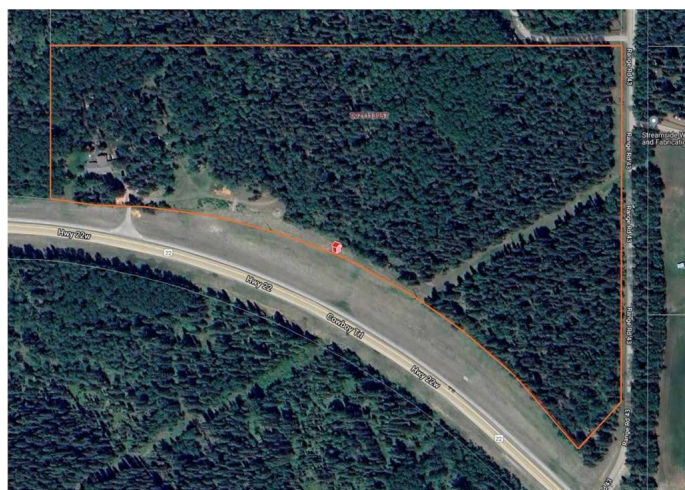
**\$999,000**

2 Bedroom, 1.00 Bathroom, 1,560 sqft  
Residential on 18.41 Acres

NONE, Rural Foothills County, Alberta

Offered for public sale- a chance to own a multigenerational property with several possibilities for development. Located only 20 minutes from Calgary and 10 minutes from Bragg Creek, this 18 acres of boreal forest is an incredible piece of land-treed and private, even ground, with space between the trees perfect for grazing or walking. Bordered by two roads and with abundant water, preliminary inquiries with the staff at Foothills Country have shown encouraging potential for subdivision into additional parcels.

The quaint original homestead house is very charming. The open beam, timber frame aspects of the great room, combined with the Tudor look of the exterior, promotes an intriguing sense of arrival. The addition of a large country kitchen creates appeal and functionality. A large deck combined with a rustic, rural feel to the yard would appeal to a wide range of lifestyles. While older, the house is a functional space to live while contemplating further development. Come take a walk in the woods!



## Essential Information

MLS® #	A2257267
Price	\$999,000
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	1,560
Acres	18.41
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	336070 Highway 22 Highway W
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

### **Amenities**

Utilities	Electricity Connected, Electricity Paid For, See Remarks
Parking	Attached Carport

### **Interior**

Interior Features	Beamed Ceilings, See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Great Room
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Fire Pit, Other
Lot Description	Irregular Lot, Low Maintenance Landscape, Many Trees, Native Plants
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 7th, 2025
Days on Market	1
Zoning	CR

**Listing Details**

Listing Office	MaxWell Canyon Creek
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