

**352245 194 Avenue W**  
**Rural Foothills County, Alberta**

**MLS # A2228252**



## \$579,000

**Division:** NONE

**Lot Size:** 4.35 Acres

**Lot Feat:** -

**By Town:** Bragg Creek

**LLD:** 17-22-4-W5

**Zoning:** CRA

**Water:** Co-operative

**Sewer:** -

**Utilities:** -

Excellent opportunity for builders or clients looking to build a custom home in one of the area's most desirable rural communities. This lot has over 4 acres of space and offers a gently sloped site backing onto a small lake, with mature trees providing natural privacy and scenic views. Power, natural gas, and treated piped water are available at the lot line, streamlining the development process. Located just 10 minutes south of Bragg Creek and 40 minutes to Calgary. Bring your own builder and start planning. If you've been waiting for the right land to come along, this is it!