



PRIVATE ACREAGE OFF HWY. 762 39 ACRES OF RAW LAND IN SOUTH BRAGG CREEK



\$750,000 MLS#C3440400

Truly lovely 39.2 acres of land 10 minutes south of Bragg Creek. So many great features — varied natural landscape and topography, artisan well, seasonal creek, grassy meadows, and multiple building spots with lovely foothills and forested views. Lots of natural vegetation and evergreens. This property would be ideal for someone wanting to build a weekend escape or a full time residence with plenty of land for hobbies, pasture for horses, gardening or just leaving the busy city behind.



Deborah Clark
REALTOR®

Opening New Doors For You
In The Bragg Creek Area



403-835-3385

dclark@realestatenearbraggcreek.com
www.realestatenearbraggcreek.com

Address: HWY 762 - SOUTH BRAGG CREEK Total Acreage: 39.230



Legal Plan: . **Legal Block:** **Legal Lot/Unit:** **UF:**
Community: None **Status:** A **RLND**
Zone: Zone RUR3 **MLS#:** C3440400
Nearest Town: Bragg Creek **Area:** Rural Foothills M.D.
Year Built: **Linc #:** 0032787905
Style: **Type:**
Road Access: Paved, Gravel
Dist To Trans: **To Town:** **To Schl:** **# Finished Levels:**
Directions:

Property Brochure:

Truly lovely 39.2 acres of land. So many great features! Interesting natural landscape, artisan well, seasonal creek, grassy meadows, multiple building spots with lovely foothills and forested views. Lots of natural vegetation including shrubs and evergreens. This property would be ideal for someone wanting to build a weekend escape or a full time residence with plenty of land for hobbies, horses, gardening or just escaping the busy city. Call for more details and directions.

Property Virtual Tour:

1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Dimensions	Lvl	Lvl	Sq. Mtrs	SqFt	AC Clrd:	0.000
Full Baths:	0	0	0	0	0	Living Room:	ML:				AC Cult:	0.000
Ensuite Baths:		0	0	0	0	Dining Room:	UL:				AC Fncd:	0.000
Bdrms Above:	0	Total Bedrooms: 0				Kitchen:	AbGd:				AC Irr:	0.000
Rms Above:	0					Family Room:	LL:				AC Lshd:	0.000
Addit Rms:						Den:	BIGd:				AC Past:	0.000
#Finished F/P:						Master Bedrm:	Total AG:				AC Wtr:	0
#Roughed-In:						Bedrm 2:					Tot AC:	39.230
Fireplace Fuel:						Bedrm 3:	Abv Grd Fin SqFt:					
Fireplace:						Bedrm 4:	Low Lvl Fin SqFt:					
Garage:						Bonus Rm:						
Parking:						Land Use: A A						
Flooring:						Other Rooms:						
Construction:						Foundation:						
Roof Type:						Basement:						
Features:						Bsmnt Dev:						
Goods Incl:						Exterior:						
Goods Exclud:						Equip Desc:						
Amenities:						Front Expos:						
Farm Bldg: Pole Shed						Water GPM: 15			Depth of Well:			
Condo Fee:						Wtr Supply: See Remarks						
						Heat Paid: None						
						Heating Type:						
						Heat Fuel:						
						Power: Paid For						
						Swr/Septic: None						
						Site Influences: VIEW, ROLL, CREEK, FENCE, REMKS						
						Reg Size:			Ownership: PRIV			
						Lot Dim Info:						
						Frntg X Depth:						

Conform: **Conform Yr:**
Appointment Ph: 403-835-3385 **Appointment Name:** Deborah Clark **Appt:** LIST
Seller: Nimmo **Tax Amt:** \$ 67
List Realtor: Deborah Clark - 403-835-3385 Fax: 403-949-4241 **Warranty:** None
List Realtor Email: dclark@realestatenearbraggcreek.com **List Realtor Web:** http://www.realestatenearbraggcreek.com
List Firm: CENTURY 21 BAMBER REALTY LTD. - 403-835-3385 Fax: 403-229-0239 **Possession:** 15-negotiable
List Realtor2: **List Firm2:**
List Date: 08/06/10 **Expiry Date:** 10/28/11 **Comm:** 3.5% of 1st 100K plus 1.5% BOSP **SRR:**

Private Remarks: Tack shed not included. Call Deborah Clark for directions and plot plan. Property needs to be walked all the way to the East end to be appreciated!

Pend Date: **Sold Date:** **Sold Price:** **DOM:** 326 days
Sold Term:
Sell Firm: **Sell Firm 2:**
Sell Realtor: **Sell Realtor 2:**