

# \$1,749,900 - 100 Saddle Road, Bragg Creek

MLS® #A2195282

**\$1,749,900**

3 Bedroom, 3.00 Bathroom, 2,804 sqft

Residential on 4.19 Acres

Saddle & Sirloin, Bragg Creek, Alberta

Welcome to this tranquil acreage & surrounding lands which are the epitome of a calm and peaceful country lifestyle. The property is located in the sought after community of Saddle & Sirloin in West Bragg Creek, on a serene 4.19 acres with panoramic views. With approx. 75 Acres of "common land" the community includes a private picnic shelter & firepit area by the creek, an outdoor sand Equestrian "arena", and Walking Trails through the tall trees along side beautiful Bragg Creek which flows through the community. When the current Owners purchased this acreage in 2002 it was a 1,200 SqFt Milled Cedar Log home. NOW.. The home has been meticulously renovated with rustic charm, including a large-scale expansion, with the finest materials, to over 2,800SqFt of open living space in the main home, and an additional 2,500+ SqFt multi-use space that includes a 465 SqFt Studio/Rec Room to "Jam", large Storage Area with shelving, Shop for woodwork & repairs, and a huge Garage(s) for all your "Toys". The "main home" renovation was very well thought out to include preserving the beautiful cedar interior walls, while seeking energy efficiency; plentiful natural light to the innermost spaces due to the large windows; every room has an exterior door for fire safety & access to the outdoors, and wide hallways were a must. Most of the walls/foundation of the original house are now surrounded with new construction incorporating current energy efficient practices,



and the tops of all the exterior walls were air sealed to the underside of the roof. The custom built "Four-Season" Sunroom truly needs to be seen to appreciate the tranquility "surrounded" by nature and the breathtaking views. The Living & Dining Room's are adjacent to the Sunroom and share the Gas Fireplace for a relaxing space to entertain or just chill on a cold day. The Kitchen is a dream with ample Maple Cabinets, Cork Flooring, Stainless Steel Appliances, commercial Hood Fan, and solid Concrete Countertops custom formed in Canmore with a beautiful "live edge" around the Island which was hand chipped! The home has impressive Vaulted Open Beam Ceilings throughout which is visually stunning. There are three large bedrooms, with the Primary having double doors for easy access to nature and the wrap-around deck, a "walk through" closet leading to the five piece ensuite with a soaker tub and is pre-wired for a steam shower. There is a "flex" room that can be used as an office, craft room, and/or guest room with the included Murphy Bed. The yard has been professionally landscaped, the decks are plentiful to sit, relax, and enjoy the serene setting of nature all around you, a barn with tack room & 4 stalls, horse shelter and wood shed are all included as well. Fenced & Gated Private Driveway. Saddle & Sirloin runs adjacent to Crown Land so you are able to explore additional lands from your doorstep. COOL FACT:Â The 3 interior archways & the east end of the sunroom beams were carved freehand by an indigenous chainsaw artist.

Built in 1962

### **Essential Information**

MLS® #	A2195282
Price	\$1,749,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,804
Acres	4.19
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	100 Saddle Road
Subdivision	Saddle & Sirloin
City	Bragg Creek
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

### Amenities

Amenities	Snow Removal, Picnic Area
Parking	Quad or More Detached

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Beamed Ceilings, Natural Woodwork, Skylight(s), Soaking Tub, Vaulted Ceiling(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop, Garburator, Warming Drawer, Water Purifier, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	None, Crawl Space

### Exterior

Exterior Features	Private Yard, Storage, Private Entrance, Rain Gutters
Lot Description	Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Treed, Views, Native Plants, Open Lot
Roof	Rubber
Construction	Log, Wood Frame, Cedar, Manufactured Floor Joist
Foundation	Poured Concrete, Block

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	76
Zoning	R-RUR
HOA Fees	770
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Royal LePage Solutions
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