



GRASSROOTS
REALTY GROUP

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162104 376 Street W
Rural Foothills County, Alberta

MLS # A2252043



\$3,500,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,237 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Triple Garage Detached		
Lot Size:	17.52 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank, Mound Septic
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	30-22-4-W5
Exterior:	Log	Zoning:	CR
Foundation:	Wood	Utilities:	-

Features: Bar, Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Inclusions: Quad, snow-blade and arena harrows

Set against a backdrop of Rocky Mountain views, this masterfully renovated 17 acre estate just minutes from Bragg Creek offers an exceptional blend of rural tranquility and sophisticated living. Thoughtfully redesigned from the ground up between 2022 and 2024, the 4000+ sq ft of living space has undergone a complete transformation, creating an elegant, turnkey property ideal for those seeking space, privacy, and unparalleled craftsmanship — all within a convenient reach of Calgary. This 4 bedroom, 3 bathroom home was completely stripped to the studs and professionally rebuilt with high-end materials and a timeless design. Natural hickory and oak flooring, Osmo-finished wood accents, and custom lighting bring a soft, organic feel to the space, while oversized Lux triple-pane windows frame the surrounding landscape and bathe the interior in natural light. At the heart of the home is a chef's kitchen that seamlessly blends functionality with luxury. Outfitted with WOLF appliances, rich Luna quartzite countertops, farmhouse sink, and handcrafted cabinetry, it's designed to elevate both everyday living and entertaining. The adjoining living spaces are equally as inviting, anchored by an Oracle gold-trimmed wood burning fireplace and offering effortless flow onto cedar patios that overlook the meticulously landscaped grounds. The master suite is a private sanctuary with direct patio access, a steam shower, and a custom walk-in closet. All bathrooms have been fully renovated with in-floor heating and premium finishes. Downstairs, the walkout basement features a theatre room and a custom gas fireplace, creating a cozy and versatile retreat. Behind the scenes, the electrical and plumbing systems have been comprehensively upgraded, including smart wiring, 200-amp service, a high-efficiency HVAC system, AC, and advanced water

treatment system. The house and garage feature durable Allura siding designed to complement the log elements, topped with premium metal DECRA shingles. Front and rear cedar patios have been refinished, while engineered drainage, new sod, auto gate, and a gravel drive enhance both function and curb appeal. The garage has been fully updated with epoxy floors, new doors, heating and lighting. For your equestrian enthusiast, this property is fully equipped and ready. The heated barn includes six Hi-Hog fir and steel box stalls, wash bay, spacious tack room, and mechanical, all serviced by 100-amp power. A 60x180 indoor riding arena with a 12-foot bay door provides a year-round training space, complemented by a 60x120 outdoor arena, four turnout paddocks, and mulched perimeter riding trails. Three automatic livestock hydrants support ease of care, while the land itself offers privacy, space, and functionality with uninterrupted mountain vistas.