



GRASSROOTS
REALTY GROUP

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162104 376 Street W
Rural Foothills County, Alberta

MLS # A2290037



\$3,500,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,237 sq.ft.	Age:	1995 (31 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: Theatre Room TV and Sound System, Kinetico Water Systems, Central Air Conditioning

Set against Rocky Mountain views just minutes from Bragg Creek, this beautifully renovated 17-acre acreage offers the perfect blend of rural tranquility and refined living, all within an easy 30 min reach of Calgary. Extensively updated between 2022–2024, the 4 bed, 3 bath home offers over 4,000 sq ft of living space featuring natural hickory and oak flooring, Osmo-finished wood accents, custom lighting, and oversized Lux triple-pane windows that frame the surrounding landscape and framed mountain views. The chef’s kitchen features WOLF appliances, a Sub-Zero refrigerator, Luna quartzite countertops, a farmhouse sink, and custom cabinetry. These elements flow seamlessly into inviting living spaces anchored by a wood-burning fireplace and opening to refinished cedar patios overlooking the landscaped grounds. The main floor master suite offers patio access, a steam shower, and a custom walk-in closet. The fully finished walkout basement includes a theatre room, bedroom, office and custom gas fireplace. Major upgrades include new electrical and plumbing, 200-amp service, high-efficiency HVAC, air conditioning, smart wiring, advanced water treatment, a Generac natural gas backup generator with propane hookup capabilities, Allura siding, and DECRA metal roofing. The heated garage features epoxy floors, new doors, and updated lighting. Equestrian facilities include a heated barn with six Hi-Hog stalls, wash bay, tack room, and 100-amp service, a 60x180 indoor arena, 60x120 outdoor arena, four paddocks and three automatic livestock hydrants. A rare opportunity to enjoy private acreage living with exceptional equestrian infrastructure just minutes from Bragg Creek.