



**32 Carraig Ridge**  
**Rural Bighorn No. 8, M.D. of, Alberta**

**MLS # A2318333**



**\$3,750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,089 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	2.10 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

<b>Heating:</b>	In Floor	<b>Water:</b>	Cistern
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 170
<b>Basement:</b>	Full	<b>LLD:</b>	26-6-5-W17
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	TSD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Steam Oven, Built-In Coffee Machine

Set within the rolling foothills of Alberta's eastern Rockies, 32 Carraig Ridge is a study in architecture, landscape, and restraint. Occupying a 2.1-acre homesite within the private gated enclave of Carraig Ridge, the residence was conceived by internationally acclaimed Saunders Architecture as a contemporary response to its extraordinary setting. Positioned along a forested ridgeline above Anna Lake, the home appears to emerge naturally from the land itself, framed by mature spruce and expansive views stretching across the foothills toward the Rocky Mountains beyond. The striking Y-shaped form is both sculptural and purposeful. Each wing is oriented to capture a distinct perspective of the surrounding landscape—morning light filtering through the trees, reflections across the lake below, and distant mountain silhouettes that shift with the seasons. Floor-to-ceiling glazing dissolves the boundary between indoors and out, creating a constant dialogue between architecture and nature. Inside, nearly 4,000 square feet of thoughtfully designed living space balances warmth with modern minimalism. Natural materials, soaring ceilings, and carefully framed sightlines draw the eye outward, while expansive terraces extend the living experience into the landscape. The principal living spaces are designed for gathering, anchored by the well-appointed chef's kitchen and surrounded by uninterrupted views of the foothills. The primary suite occupies its own private wing, while guest accommodations and a flexible studio or office offer space for family, creativity, or quiet retreat. Yet the true luxury here is space. Carraig Ridge is unlike any other residential offering in the region. Spanning approximately 650 acres of protected foothills landscape, with more than 500 acres preserved in their natural state, the community consists of just 44 estate homesites. Residents

collectively steward a vast expanse of wilderness where native grasses, forests, wetlands, and wildlife remain the defining features of daily life. Located between Calgary and Canmore, Carraig Ridge offers a rare balance of accessibility and seclusion. International flights, urban amenities, world-class skiing, mountain biking, and hiking are all within easy reach, yet life here feels distinctly removed from the pace of the city. Importantly, this foothills location falls outside Canada's foreign buyer restrictions, presenting a rare opportunity for international purchasers seeking ownership in one of Western Canada's most compelling architectural communities. Part contemporary retreat, part design statement, and part wilderness sanctuary, 32 Carraig Ridge represents a rare convergence of architecture and landscape—an opportunity to experience the Canadian foothills through a lens of exceptional design.