



GRASSROOTS
REALTY GROUP

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37 Aspen Creek Drive
Rural Foothills County, Alberta

MLS # A2325343



\$2,175,000

Division:	Aspen Creek Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,110 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, RV Access/Parking		
Lot Size:	17.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Private,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-22-4-W5
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Paid For, Phone Paid For
Features:	Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Recreation Facilities, Sauna, Smart Home, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

17 Acre Forest Sanctuary with Modern Upgrades | Bragg Creek / Kananaskis. The opportunity to own a property like this doesn't come along often. Set on 17 breathtaking acres of rolling hills, aspen and poplar forests, wetlands, spruce, seasonal creeks, and a pond, this home blends beautifully into the trees. Multiple elevated wraparound decks offer peaceful views in every direction, perfect for morning coffee or evening sunsets. Lovingly upgraded by the current owners, the main home offers over 4,000 sq ft of total developed space. It features a bright new kitchen with quartz countertops and premium KitchenAid appliances (fridge with ice/water, gas range, and hood), open concept living with new premium LVP flooring, an added main floor bedroom/flex space, new lighting with pot lights, refreshed bathrooms, and a sunroom with hot tub. Additional updates include a new tankless Navien water heater, upstairs air conditioning with smart thermostats, 150 Amp service, finished basement with new flooring, custom bar, updated bathroom, new washer and gas dryer, and two high-efficiency Napoleon furnaces. Above the 2 car garage is a fully finished 2-bedroom illegal suite (inspection passed, final legal permit stages expected September) with quartz counters, new LG appliances, full laundry, its own Navien system, air conditioning, and separate entrance, ideal for guests, family, or income. The property also includes a large Quonset with workshop, professional landscaping, outdoor kitchen, firepit, playground, RV parking, whole home reverse osmosis water filtration, new water and gas lines to the suite, Starlink internet, transferable Blink cameras, Smart Schlage locks, and an enclosed dog run with doggy door on the deck. Enjoy private walking trails on the land plus direct non motorized access to the Kananaskis trail network and community riding area. Just 10

minutes to Bragg Creek and 30 minutes to Calgary. Flexible options available for the new owners, including kitchen expansion or basement bathroom renovation. A true gem that combines modern comfort, income potential, and incredible natural beauty. Don't miss it, book your showing today.