



GRASSROOTS
REALTY GROUP

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37 Aspen Creek Drive
Rural Foothills County, Alberta

MLS # A2329422



\$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 Resort-Style Estate | Two Full Residences | Bragg Creek. \$2,175,000. 4 Bed | 3.5 Bath Main Residence + 2 Bed | 1 Bath Guest Residence | Over 4,000 sq. ft. Developed Living Space (including 770 sq. ft. Guest Residence) | 17 Acres | Detached Double Garage. Two fully self-contained residences, private pond, and 17 acres of pristine forest just 10 minutes from Bragg Creek and 30 minutes to Calgary. Exceptional blend of privacy, luxury, and vacation-style living. A rare opportunity. A True Alberta Sanctuary surrounded by mature spruce, pine, aspen, and poplar forests with rolling hills, seasonal creeks, wetlands, private walking trails, and a picturesque pond. Expansive wraparound decks give a luxury treehouse feel, enjoy morning coffee overlooking the forest, evenings around the fire, and skating on your private pond in winter. Located in the Millarville Community School (K-8) and Springbank Community High School catchment with Bragg Creek amenities only 10 minutes away. The Main Residence has been extensively renovated and features a chef-inspired kitchen with quartz countertops and brand new premium KitchenAid appliances, luxury vinyl plank flooring and designer lighting throughout, main floor bedroom or flexible office, fully finished walkout basement with custom entertainment bar, two high efficiency Napoleon furnaces with central air conditioning, Navien tankless water heater, whole home reverse osmosis water filtration, Starlink high speed internet, smart thermostats, Blink security system, and Schlage smart locks. Separate Guest Residence located above the detached double garage. This beautifully finished 770 sq. ft. suite offers complete independence with private entrance and includes two bedrooms, full kitchen with brand new appliances, bright living room, full bathroom, in suite laundry with brand new

appliances, dedicated furnace and central air conditioning, separate gas service and Navien tankless water heater, plus large private storage room below. Perfect for extended family, guests, multigenerational living, nanny, or rental income. Designed for Vacation Style Living with vaulted sunroom featuring brand new hot tub, walk in sauna, outdoor kitchen, fire pit, and multiple outdoor entertaining areas surrounded by forest. Enjoy being on vacation every day while close to Calgary, Bragg Creek, schools, and services. Additional Features: 1,876 sq. ft. Quonset workshop (1,409 sq. ft. main + 467 sq. ft. upper), detached double garage, extensive RV parking, and generous parking for vehicles, trailers, and equipment. Many furnishings available by separate negotiation for turnkey purchase. Current owners are experienced general contractors and available to assist with future renovations or custom improvements after possession. Rare opportunity to own two independent residences on 17 acres of breathtaking Alberta landscape offering unmatched privacy, flexibility, and true resort lifestyle minutes from Bragg Creek and Calgary.