# \$1,050,000 - 292 Saddle Road, Rural Rocky View County

MLS® #A2236168

## \$1,050,000

4 Bedroom, 2.00 Bathroom, 2,037 sqft Residential on 6.20 Acres

NONE, Rural Rocky View County, Alberta

Welcome to an extraordinary opportunity to live your dream on 6.2 acres of breathtaking beauty in the historic Saddle & Sirloinâ€"a rare and coveted enclave of just 33 acreages, nestled minutes from Bragg Creek, Kananaskis Country, and only 30 minutes to Calgary.

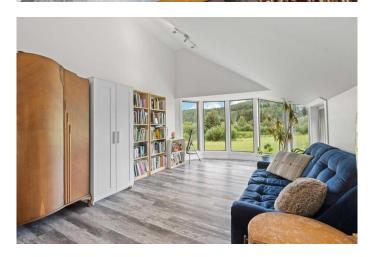
This serene and private property is perched at the end of the community, backing directly onto Crown land, and offers stunning views of rolling hills, surrounding mountains, and your very own pond. Enjoy direct access to riding trails and a community arena that elevate the equestrian lifestyle, while the Bragg Valley Hunt Club supports stewardship of shared amenities and hosts an engaging calendar of community events.

The unconventional floor plan is designed to harmonized with its natural setting and has seen numerous upgrades including:

- \* New Hardie board siding, decks, and railings
- \* New furnace, septic tank, repaired and replaced lines in septic field
- \* Weeping tile replaced with drainage away from the house all around the house
- \* Water treatment system with peroxide injection, UV, and filtration
- \* Insulated concrete foundation with soil removed to bring lower level above grade
- \* Landscaped pathways over the pond leading to your peaceful backyard retreat? Inside, enjoy wood flooring upstairs, expansive windows with gorgeous private views, and the timeless warmth only a home







surrounded by nature can provide. Whether you're an equestrian, a nature lover, or someone simply seeking peace and space â€" this is more than a home. It's a lifestyle. Your sanctuary awaits in Saddle & Sirloin â€" where community, nature, and serenity meet.

#### Built in 1994

#### **Essential Information**

MLS® # A2236168 Price \$1,050,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 2,037 Acres 6.20

Year Built 1994

Type Residential Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

# **Community Information**

Address 292 Saddle Road

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3Z 2B4

#### **Amenities**

Amenities Other, Picnic Area

Parking Driveway, Gravel Driveway, None, Gated

#### Interior

Interior Features Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage,

Wet Bar

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Basement Finished, Full, Walk-Out

Yes

### **Exterior**

Has Basement

Exterior Features Other, Private Yard, Storage

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn, No

Neighbours Behind, Private, Rectangular Lot, Standard Shaped Lot,

Treed, Views, Meadow, Rolling Slope

Roof Cedar Shake

Construction Composite Siding

Foundation Poured Concrete, Wood

#### **Additional Information**

Date Listed July 2nd, 2025

Days on Market 2

Zoning R-2

HOA Fees 700

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Real Broker

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