



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**292 Saddle Road**  
**Rural Rocky View County, Alberta**

**MLS # A2236168**



**\$1,050,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,037 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Driveway, Gated, Gravel Driveway, None		
<b>Lot Size:</b>	6.20 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn, Meadow, N		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Wet Bar		

**Inclusions:** Telephone poles along back of property, 2 deck platforms (unattached), shed, Water Treatment Equipment with peroxide injection, water softener, water filters, Glass Panels for potential greenhouse

Welcome to an extraordinary opportunity to live your dream on 6.2 acres of breathtaking beauty in the historic Saddle & Sirloin—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—this is more than a home. It's a lifestyle. Your sanctuary awaits in Saddle & Sirloin—where community, nature, and serenity meet.