



GRASSROOTS
REALTY GROUP

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98 Saddle Road
Rural Rocky View County, Alberta

MLS # A2236264



\$1,295,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,573 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Double Garage Detached		
Lot Size:	4.21 Acres		
Lot Feat:	Many Trees, Pasture, Private, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	Mound Septic, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-23-5-W5
Exterior:	Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Here is your opportunity to live in one of West Bragg Creek's special communities. Located mid way between the Hamlet of Bragg Creek and the trail heads in K Country yet far from the noise and bustle of the main road it is the perfect place to kick off your boots and live the quiet life. This large bungalow sits on 4.21 acres with a view of Moose Mountain and a share in the 70 acres of common land. Lots of ongoing renovations, hardwood floors, huge primary bedroom with great ensuite and walk in closet, 3 more generous bedrooms on the main floor. Sunny kitchen is the perfect place to start the day watching your horses graze and the sunshine over Moose Mountain. Large living room has brick fireplace with insert, vaulted ceilings .. and of course that view again. Dining room will allow lots of guests for dinner and the patio and deck with the outdoor fireplace, gazebo and greenhouse is made for casual entertaining. Take a walk around the house. The flower gardens are stunning. There is also a little bridge over a dry stream bed leading to a pond and another great place to have a seat .. and yes catch that view! Basement development includes a family room and a rec room as well as a hobby shop. Behind the garage is a horse shelter with an attached feed/tack room. Saddle and Sirloin was developed on the site where the first settlers to the region decided to call home in the early 1900s. Bragg Creek - the actual creek named Bragg Creek- burbles through the lands and in this spot George Livingston built his log cabin. He picked a special place. The development was created in 1958 and 33 lots form the community. The balance of the lands , 70 acres, were transferred to an entity, the Bragg Valley Hunt Club, and owners become members of the BVHC on purchasing property. Special rights come with this including the private road access, the Livingston picnic shelter , a 100

x 200 outdoor riding arena and trails galore to walk the dog. Residents can keep up to 6 horses per lot and grazing is allowed on the community land during summer months. Fees to BVHC amount to \$770 annually at this time. This is NOT a condo fee as the community was developed before condo was a word! These homes do not come on the market very often. Once a Saddle and Sirloin resident there is really no other place you want to live. Take this opportunity to be a part of this unique lifestyle. George Livingston could have lived anywhere out here but this is where he decided to stay.