



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2247968**



**\$895,000**

<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 on 75+ shared acres. Nestled minutes from Bragg Creek, Kananaskis Country, and only 30 minutes to Calgary this serene and private property sits at the north end of the community, backing directly onto Crown land. From here enjoy uninterrupted views of rolling hills, majestic mountains, and your very own pond. The Bragg Valley Hunt Club fosters stewardship of shared amenities like a community arena, trails and picnic area as well as hosting an engaging calendar of community events. This home's unique floor plan is designed to harmonize with its natural surrounding and has seen numerous upgrades including: \* New Hardie board siding, decks, and railings \* New furnace, septic tank \* Repaired and replaced septic lines with drainage improvement around the home. \* Comprehensive Water treatment system featuring peroxide injection, UV, and filtration \* Insulated concrete foundation with soil removed to bring lower level above grade and weeping tile added. \* Landscaped pathways over the pond, leading to a tranquil backyard retreat Inside you will find warm wood flooring upstairs, expansive windows framing stunning private views, and the timeless comfort that only comes from being surrounded by nature and a deck to enjoy every angle from. Whether you're a community or nature lover or simply seeking peace and space — it's a lifestyle. Your sanctuary awaits in Saddle & Sirloin, where community, nature, and serenity meet.