



**74 Hawk Eye Road  
Rural Rocky View County, Alberta**

**MLS # A2276487**



**\$1,095,000**

<b>Division:</b>	Hawk Eye Estates	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	2,400 sq.ft.	<b>Age:</b> 1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O	
<b>Lot Size:</b>	4.00 Acres	
<b>Lot Feat:</b>	Back Yard, Front Yard, Many Trees, Private	

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Concrete, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	17-23-5-W5
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Satellite Internet
<b>Features:</b>	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage		
<b>Inclusions:</b>	Standby 50 Amp Generator, Kitchen Butcher Block Island, Hot Tub, 2nd Garage Door Opener		

Set on a private and beautifully treed 4-acre estate parcel in West Bragg Creek, this exceptional property offers a rare blend of refined country living, modern comfort, and equestrian capability—just 7 minutes to Bragg Creek and within easy reach of Calgary. Boasting approximately 2,400 sq ft above grade, with 762 sq ft in the lower level (plus a crawl space), the home is thoughtfully designed for both elegant entertaining and everyday living. A dramatic Vaulted Family room anchors the residence with soaring vaulted ceilings, a wood-burning fireplace, and expansive windows framing breathtaking natural views in every season. The kitchen, dining, and family spaces flow seamlessly to an impressive wraparound deck, lower level reinforced to support an above ground outdoor pool and a deck storage room. Also featuring a private hot tub area under the stars—perfect for summer gatherings or quiet evenings immersed in nature. The primary suite is a private retreat with a coffee bar, oversized walk-in closet, and doors leading directly to the rear deck, complemented by a 3-piece ensuite. Two additional bedrooms, a full bath, and main-level laundry complete the living space. An attached heated and insulated garage with dog door and kennel, along with two fully fenced dedicated dog runs, caters perfectly to acreage living. An additional three-car carport provides ample covered parking for vehicles, trailers, or recreational equipment. There is a large shed off the deck for patio furniture storage, a small tool storage shed, and a skid mounted, five cord wood shed. A backup emergency generator ensures year-round peace of mind. The lower level offers a large recreation room (ideal for a home gym), a home office, utility space and pump room, and abundant crawl-space storage—perfect for a media lounge, or hobby space. Outdoors, manicured lawns, mature

trees, and a tranquil pond with bridge create a secluded, park-like setting. The property is partially fenced with the East and North sides open, and ample spare posts on site. It is zoned for up to four horses, making it ideal for equestrian enthusiasts who value both beauty and functionality. Enjoy starry nights, quiet walks along the pond, or relaxing in the hot tub surrounded by nature. A rare offering that combines luxury, land, lifestyle, and location in one of the Foothills' most coveted communities. Large Upgraded Windows, 1200 sq ft main deck, 96 sq ft master deck.