



**328 Wild Rose Close
Rural Rocky View County, Alberta**

MLS # A2287872



\$1,299,000

Division:	Wild Rose Count Est		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,108 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	2.15 Acres		
Lot Feat:	Brush, Gentle Sloping, Many Trees, No Back Lane, No Neighbours Behind, P		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage		

Inclusions: na

Charming country home located on a quiet acreage backing onto the Creek in the Wild Rose Estates area of West Bragg Creek. Imagine relaxing on your front covered porch, coffee or wine in hand and enjoying the sounds of nature surrounding you and your picturesque country farmhouse. Walking in, the vaulted foyer welcomes you to the large living room featuring a wood stove surrounded by brick. Rustic hardwood floors lead you to the dining area and country kitchen with artisan cabinetry and tiles, and stainless-steel appliances including a gas stove. The main floor family room off the kitchen is streaming with natural light, a wood burning fireplace and lots of lovely built-ins, waiting for memories to be made. The side entrance has a large and functional terracotta tiled mud room. Off the mud room is the well-lit office, a nice space for working, and one of the many bedrooms of the house, is currently being used as a gear room – so functional to be able to bring the bikes and skis into this ground level room. There is access off to the rear of the house and the main level 3-piece bathroom leading to the living room, perfect for any extended family to stay in that portion of the house. Walk upstairs to the bright, vaulted master suite with cozy sitting nook, ensuite and walk in closet. There is a peaceful feeling a person gets with the view out of your bedroom window into the tree canopy. The 2nd bedroom upstairs is currently being used as a home office with 4-piece bathroom out its door. Then the 3rd upper bedroom, a very large space indeed, is also vaulted and can serve as a gorgeous sleeping and hang out space for kids or guests alike. What a cool space this home is! The undeveloped basement features lots of storage, laundry area, workout space, and your finishing touches to make it how you want. Updates to the home in the last handful of years are substantial and include:

new roof (2021), new sump pump (2025), new hot water tank (2025), new in-floor heating system and boiler (2023), new oven (2021), new Fridge (2021), main floor paint (2021), new upstairs carpet (2026), main floor bedroom and office new flooring (2024). With ongoing service and maintenance of property systems having the 2 furnaces cleaned and serviced (2025), Water System Services - ION filters (2023), storage tanks (2025), reverse osmosis (2025), well shock (2025), septic cleaned (2025), chimney and fireplaces cleaned (2025). A huge bonus, there is fibre optic to the property. The oversized double detached garage has lots of space for some toys and yard maintenance tools. The beautiful outdoor living space including a back deck, front porch, firepit, lawn area and woodlands leading down to the creek. The Wild Rose community has a lovely, shared lake, tennis courts and community firepit. If the meandering driveway didn't sell you on the way in, it will be the cherry on top when you leave.