



360123 214 Avenue W
Rural Foothills County, Alberta

MLS # A2141931



\$1,689,900

Division:	Pine Ridge Estates		
Type:	Residential/House		
Style:	2 Storey Split, Acreage with Residence		
Size:	2,941 sq.ft.	Age:	1992 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	14.51 Acres		
Lot Feat:	Garden, Low Maintenance Landscape, Irregular Lot, Many Trees, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-22-4-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage		

Inclusions: Outdoor Dog Kennel(s)

Nestled in the serene landscapes of South Bragg Creek, this enchanting country retreat in Pineridge Estates offers the perfect blend of rustic charm and modern comfort. Set on 14.53 sprawling acres, this property is a dream come true for horse lovers, nature enthusiasts, and those seeking a tranquil escape from the hustle and bustle of city life. Enjoy 14.53 acres of lush, picturesque land, featuring a seasonal creek complete with a hand-built little bridge that adds to the property's natural beauty. Perfect for horseback riding and exploring the great outdoors, this land offers endless possibilities for recreation and relaxation. Imagine waking up to the sound of the creek and enjoying coffee on your deck with stunning views right outside your door. The inviting story-and-a-half house boasts a cozy yet spacious layout with two bedrooms upstairs, providing a peaceful retreat for family or guests. The main floor master suite offers convenience and luxury, ideal for single-level living. Recently developed, the walk-out basement adds even more versatile space, perfect for a family room, home office, or additional living quarters, featuring extra bedrooms and a full bathroom. A delightful barn adds character to the property, perfect for equestrian use, storage, or hobbies. The restorable riding arena provides the perfect space for training and exercise, ready to be tailored to your equestrian needs. The beautifully crafted maple kitchen is a chef's dream, offering ample storage and modern appliances. Elegant hardwood floors add warmth and sophistication throughout the main living areas. Cozy up to one of the three fireplaces, adding ambiance and comfort on chilly evenings. Relax and unwind in the hot tub, perfect for soaking away the stresses of the day while enjoying the serene surroundings. The sunny yard is ideal for gardening, play, or simply enjoying the beautiful

outdoors. A long, winding driveway with a loop provides a grand entrance and ample parking for guests. Above the garage, discover a separate family room or flex area, perfect for guests, a home office, or a private retreat. Located just 25 minutes from Calgary and only 7 minutes south of Bragg Creek, this property offers the perfect blend of rural charm and urban convenience. The new ring road access enhances convenience for shopping and other amenities, while the proximity to both the Sheep River and Kananaskis areas provides endless opportunities for outdoor recreation. This property is truly a rare gem for horse lovers and anyone seeking a tranquil, nature-filled lifestyle. The barn provides ample opportunities for projects, storage, or creating your own personal workshop. In the peaceful community of Pineridge Estates in South Bragg Creek, you'll experience the best of both worlds – a serene rural setting with easy access to amenities, schools, and outdoor activities. Floor plans, maps, video and more available upon request.