



GRASSROOTS
REALTY GROUP

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**100 Saddle Road
Bragg Creek, Alberta**

MLS # A2195282



\$1,749,900

Division:	Saddle & Sirloin		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,804 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	4.19 Acres		
Lot Feat:	Landscaped, Lawn, Level, Low Maintenance Landscape, Native Plants, Open		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Cork, Vinyl Plank	Sewer:	Septic Field
Roof:	Rubber	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	16-23-5-W5
Exterior:	Cedar, Log, Manufactured Floor Joist, Wood Frame	Zoning:	R-RUR
Foundation:	Block, Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Murphy Bed in Office.

Welcome to this tranquil acreage & surrounding lands which are the epitome of a calm and peaceful country lifestyle. The property is located in the sought after community of Saddle & Sirloin in West Bragg Creek, on a serene 4.19 acres with panoramic views. With approx. 75 Acres of "common land" the community includes a private picnic shelter & firepit area by the creek, an outdoor sand Equestrian "arena", and Walking Trails through the tall trees along side beautiful Bragg Creek which flows through the community. When the current Owners purchased this acreage in 2002 it was a 1,200 SqFt Milled Cedar Log home. NOW.. The home has been meticulously renovated with rustic charm, including a large-scale expansion, with the finest materials, to over 2,800SqFt of open living space in the main home, and an additional 2,500+ SqFt multi-use space that includes a 465 SqFt Studio/Rec Room to "Jam", large Storage Area with shelving, Shop for woodwork & repairs, and a huge Garage(s) for all your "Toys". The "main home" renovation was very well thought out to include preserving the beautiful cedar interior walls, while seeking energy efficiency; plentiful natural light to the innermost spaces due to the large windows; every room has an exterior door for fire safety & access to the outdoors, and wide hallways were a must. Most of the walls/foundation of the original house are now surrounded with new construction incorporating current energy efficient practices, and the tops of all the exterior walls were air sealed to the underside of the roof. The custom built "Four-Season" Sunroom truly needs to be seen to appreciate the tranquility "surrounded" by nature and the breathtaking views. The Living & Dining Room's are adjacent to the Sunroom and share the Gas Fireplace for a relaxing space to entertain or just chill on a cold day. The Kitchen is a dream with ample

Maple Cabinets, Cork Flooring, Stainless Steel Appliances, commercial Hood Fan, and solid Concrete Countertops custom formed in Canmore with a beautiful "live edge" around the Island which was hand chipped! The home has impressive Vaulted Open Beam Ceilings throughout which is visually stunning. There are three large bedrooms, with the Primary having double doors for easy access to nature and the wrap-around deck, a "walk through" closet leading to the five piece ensuite with a soaker tub and is pre-wired for a steam shower. There is a "flex" room that can be used as an office, craft room, and/or guest room with the included Murphy Bed. The yard has been professionally landscaped, the decks are plentiful to sit, relax, and enjoy the serene setting of nature all around you, a barn with tack room & 4 stalls, horse shelter and wood shed are all included as well. Fenced & Gated Private Driveway. Saddle & Sirloin runs adjacent to Crown Land so you are able to explore additional lands from your doorstep. COOL FACT: The 3 interior archways & the east end of the sunroom beams were carved freehand by an indigenous chainsaw artist.