

\$1,195,000 - 98 Saddle Road, Rural Rocky View County

MLS® #A2236264

\$1,195,000

4 Bedroom, 3.00 Bathroom, 2,573 sqft

Single Family on 4.21 Acres

N/A, Rural Rocky View County, Alberta

Here is your opportunity to live in one of West Bragg Creek's special communities. Located mid way between the Hamlet of Bragg Creek and the trail heads in K Country yet far from the noise and bustle of the main road it is the perfect place to kick off your boots and live the quiet life. This large bungalow sits on 4.21 acres with a view of Moose Mountain and a share in the 70 acres of common land. Lots of ongoing renovations, hardwood floors, huge primary bedroom with great ensuite and walk in closet, 3 more generous bedrooms on the main floor. Sunny kitchen is the perfect place to start the day watching your horses graze and the sunshine over Moose Mountain. Large living room has brick fireplace with insert, vaulted ceilings .. and of course that view again. Dining room will allow lots of guests for dinner and the patio and deck with the outdoor fireplace, gazebo and greenhouse is made for casual entertaining. Take a walk around the house. The flower gardens are stunning. There is also a little bridge over a dry stream bed leading to a pond and another great place to have a seat .. and yes catch that view! Basement development includes a family room and a rec room as well as a hobby shop. Behind the garage is a horse shelter with an attached feed/tack room. Saddle and Sirloin was developed on the site where the first settlers to the region decided to call home in the early 1900s. Bragg Creek - the actual creek named Bragg Creek- burbles through the lands and in this spot George Livingston



built his log cabin. He picked a special place. The development was created in 1958 and 33 lots form the community. The balance of the lands , 70 acres, were transferred to an entity, the Bragg Valley Hunt Club, and owners become members of the BVHC on purchasing property. Special rights come with this including the private road access, the Livingston picnic shelter , a 100 x 200 outdoor riding arena and trails galore to walk the dog. Residents can keep up to 6 horses per lot a nd grazing is allowed on the community land during summer months. Fees to BVHC amount to \$770 annually at this time. This is NOT a condo fee as the community was developed before condo was a word! These homes do not come on the market very often. Once a Saddle and Sirloin resident there is really no other place you want to live. Take this opportunity to be a part of this unique lifestyle. George Livingston could have lived anywhere out here but this is where he decided to stay. (id:6289)

Built in 1966

Essential Information

Listing #	A2236264
Price	\$1,195,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,573
Acres	4.21
Year Built	1966
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	98 Saddle Road
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Subdivision	N/A
City	Rural Rocky View County
Province	Alberta
Postal Code	T0L0K0

Amenities

Features	See remarks, Closet Organizers
Parking Spaces	3
Parking	Carport, Detached Garage
# of Garages	3
View	View

Interior

Appliances	Dishwasher, Stove, Microwave, Freezer, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	4
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Wood siding
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Canyon Creek
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