

\$2,999,000 - 400, 368191 184 Avenue W, Rural Foothills County

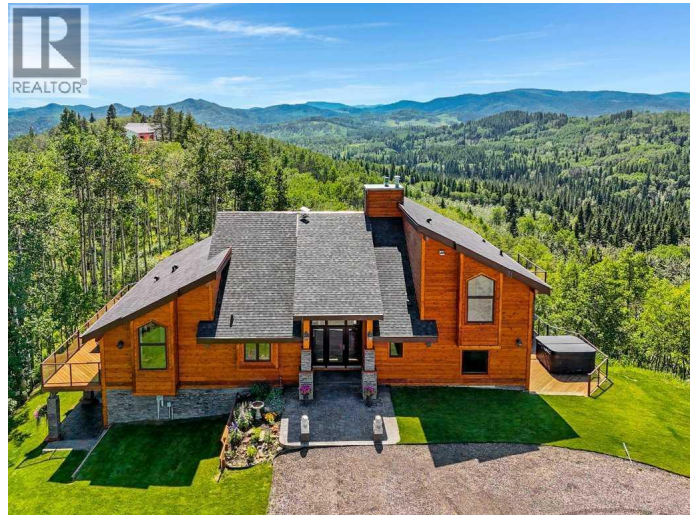
MLS® #A2243042

\$2,999,000

3 Bedroom, 4.00 Bathroom, 2,953 sqft
Single Family on 23.10 Acres

N/A, Rural Foothills County, Alberta

The Bragg Creek Trifecta: many properties have one of these three coveted things, but very few have it all! First, a beautiful home. Redesigned by award winning, internationally acclaimed designer, John Haddon, the 3968 sq. ft. of living space was taken down to the studs and rebuilt, inside and out, with the finest materials and craftsmanship. Second, incredible views of the mountains and forest. Given the seclusion and privacy, not a single curtain on any of the 55 windows impedes the breathtaking views afforded from every room. The third and most rare attribute of all, the thing that makes this "the hat trick", is direct access to Kananaskis Country! That's right, there is a private gate that connects to one of the most famous, beautiful, backcountry areas in Alberta, where you can hike or bike or ride for days. This home, sitting on 23 acres, is part of a small exclusive development of properties which span a ridge and directly border K-Country - the biggest backyard of all! Entering the home, the first thing you notice is the airy interior space, with cathedral ceilings and huge windows. The slate foyer gives way to Brazilian cherry hardwood floors, flowing throughout the balance of the home. Resisting the urge to immediately rush to the windows and deck system, to the left is the dining room and kitchen with quartz countertops and high-end appliances. Further on are two high-ceiling



bedrooms, each with their own access to the wrap-around deck and connected by a large Jack and Jill 5-piece en suite. The upstairs is entirely devoted to the primary suite, which is unparalleled, with the huge windows and private deck all giving a new perspective to the vistas beyond. The 6-piece bathroom and walk-in closet complete this lofty sanctuary. The walk out lower level features a bar, exercise room, office area, expansive rec room with gas fireplace, 3-piece bath, and French doors to the walk-out patio and huge deck beyond. The property is completed by an insulated and drywalled triple car garage. You're intrigued, I can tell, and further investigation is needed. Explore using our streaming video and 3-D tour; and then take the next step and make the Trifecta your own. (id:6289)

Built in 2010

Essential Information

Listing #	A2243042
Price	\$2,999,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,953
Acres	23.10
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	400, 368191 184 Avenue W
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T0L1K0

Amenities

Features	See remarks, Wet bar, French door, Closet Organizers, Environmental reserve
Parking Spaces	10
Parking	Detached Garage, Gravel
# of Garages	3
View	View

Interior

Appliances	Washer, Gas stove(s), Dishwasher, Dryer, Compactor, Freezer, Oven - Built-In, Hood Fan, See remarks, Garage door opener
Heating	Natural gas Other, Forced air, See remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior Features	Lawn, Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Canyon Creek
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Listing information last updated on October 22nd, 2025 at 5:46pm PDT