

\$3,500,000 - 162104 376 Street W, Rural Foothills County

MLS® #A2252043

\$3,500,000

4 Bedroom, 3.00 Bathroom, 2,237 sqft
Single Family on 17.52 Acres

N/A, Rural Foothills County, Alberta

Set against a backdrop of Rocky Mountain views, this masterfully renovated 17 acre estate just minutes from Bragg Creek offers an exceptional blend of rural tranquility and sophisticated living. Thoughtfully redesigned from the ground up between 2022 and 2024, the 4000+ sq ft of living space has undergone a complete transformation, creating an elegant, turnkey property ideal for those seeking space, privacy, and unparalleled craftsmanship – all within a convenient reach of Calgary. This 4 bedroom, 3 bathroom home was completely stripped to the studs and professionally rebuilt with high-end materials and a timeless design. Natural hickory and oak flooring, Osmo-finished wood accents, and custom lighting bring a soft, organic feel to the space, while oversized Lux triple-pane windows frame the surrounding landscape and bathe the interior in natural light. At the heart of the home is a chef's kitchen that seamlessly blends functionality with luxury. Outfitted with WOLF appliances, rich Luna quartzite countertops, farmhouse sink, and handcrafted cabinetry, it's designed to elevate both everyday living and entertaining. The adjoining living spaces are equally as inviting, anchored by an Oracle gold-trimmed wood burning fireplace and offering effortless flow onto cedar patios that overlook the meticulously landscaped grounds. The master suite is a private sanctuary with direct patio



access, a steam shower, and a custom walk-in closet. All bathrooms have been fully renovated with in-floor heating and premium finishes. Downstairs, the walkout basement features a theatre room and a custom gas fireplace, creating a cozy and versatile retreat. Behind the scenes, the electrical and plumbing systems have been comprehensively upgraded, including smart wiring, 200-amp service, a high-efficiency HVAC system, AC, and advanced water treatment system. The house and garage feature durable Allura siding designed to complement the log elements, topped with premium metal DECRA shingles. Front and rear cedar patios have been refinished, while engineered drainage, new sod, auto gate, and a gravel drive enhance both function and curb appeal. The garage has been fully updated with epoxy floors, new doors, heating and lighting. For your equestrian enthusiast, this property is fully equipped and ready. The heated barn includes six Hi-Hog fir and steel box stalls, wash bay, spacious tack room, and mechanical, all serviced by 100-amp power. A 60x180 indoor riding arena with a 12-foot bay door provides a year-round training space, complemented by a 60x120 outdoor arena, four turnout paddocks, and mulched perimeter riding trails. Three automatic livestock hydrants support ease of care, while the land itself offers privacy, space, and functionality with uninterrupted mountain vistas. (id:6289)

Built in 1995

Essential Information

Listing #	A2252043
Price	\$3,500,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,237

Acres	17.52
Year Built	1995
Type	Single Family
Sub-Type	Freehold

Community Information

Address	162104 376 Street W
Subdivision	N/A
City	Rural Foothills County
Province	Alberta
Postal Code	T3Z3R3

Amenities

Amenities	Schools, Shopping
Features	Treed, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking	Detached Garage, Parking Pad
# of Garages	3
View	View

Interior

Appliances	Refrigerator, Water softener, Cooktop - Gas, Dishwasher, Oven, Microwave, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Log
Exterior Features	Landscaped, Lawn
Construction	Log
Foundation	Wood

Listing Details

Listing Office	Sotheby's International Realty Canada
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