

**162104 376 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2290037**



**\$3,500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,237 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	17.52 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many Trees,		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Holding Tank, Mound Septic
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	30-22-4-W5
<b>Exterior:</b>	Log	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** Theatre Room TV and Sound System, Kinetico Water Systems, Central Air Conditioning

Set against Rocky Mountain views just minutes from Bragg Creek, this beautifully renovated 17-acre acreage offers the perfect blend of rural tranquility and refined living, all within an easy 30 min reach of Calgary. Extensively updated between 2022&ndash;2024, the 4 bed, 3 bath home offers over 4,000 sq ft of living space featuring natural hickory and oak flooring, Osmo-finished wood accents, custom lighting, and oversized Lux triple-pane windows that frame the surrounding landscape and framed mountain views. The chef&rsquo;s kitchen features WOLF appliances, a Sub-Zero refrigerator, Luna quartzite countertops, a farmhouse sink, and custom cabinetry. These elements flow seamlessly into inviting living spaces anchored by a wood-burning fireplace and opening to refinished cedar patios overlooking the landscaped grounds. The main floor master suite offers patio access, a steam shower, and a custom walk-in closet. The fully finished walkout basement includes a theatre room, bedroom, office and custom gas fireplace. Major upgrades include new electrical and plumbing, 200-amp service, high-efficiency HVAC, air conditioning, smart wiring, advanced water treatment, a Generac natural gas backup generator with propane hookup capabilities, Allura siding, and DECRA metal roofing. The heated garage features epoxy floors, new doors, and updated lighting. Equestrian facilities include a heated barn with six Hi-Hog stalls, wash bay, tack room, and 100-amp service, a 60x180 indoor arena, 60x120 outdoor arena, four paddocks and three automatic livestock hydrants. A rare opportunity to enjoy private acreage living with exceptional equestrian infrastructure just minutes from Bragg Creek.