

**7 Aspen Creek Drive**  
**Rural Foothills County, Alberta**

**MLS # A2312402**



**\$1,950,000**

<b>Division:</b>	Aspen Creek Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,962 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Attached, Double Garage		
<b>Lot Size:</b>	17.10 Acres		
<b>Lot Feat:</b>	Garden, Low Maintenance Landscape, Many Trees, Native Plants, Private, R		

<b>Heating:</b>	High Efficiency, Hot Water, Radiant, See Remarks	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	18-22-4-W5
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, French Door, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home, See Remarks, Smart Home, Storage, Wired for Data		
<b>Inclusions:</b>	Antenna		

\*Supplements contain details and features\* A custom designed home by Jorg Ostrowski sits on one of the highest elevations in Aspen Creek Estates. Located on a private 17-acre parcel just five minutes south of Bragg Creek, the property combines the privacy and space of true country living with thoughtful, high-quality construction that was engineered and built to the demanding R-2000 standards, a rare and forward-thinking certification that emphasized superior energy performance, indoor air quality, and durability the home feels both contemporary and warmly inviting. The open-concept design takes full advantage of a passive solar layout, while a generous cedar walk-around deck connects the interior seamlessly to the natural surroundings. This home reflects a level of care that stands out even in this neighbourhood of custom homes. Cedar exterior that has beautiful patina and age. Solid wood interior doors, solid oak kitchen cabinetry with a matching maple eating table and birch countertops, solid oak and maple flooring, and elegant red oak banisters and stairways create a timeless feel. The kitchen is equipped with upgraded appliances and flows naturally into the living areas. Bathrooms feature custom white oak vanities, upgraded fixtures, mirrors, a new shower, and a luxurious Bain Ultra jetted tub. Energy efficiency and comfort were clearly priorities. The home includes in-floor radiant heating throughout, a 97% efficiency custom boiler system, a meticulously sealed 6-mil poly air/vapour barrier envelope, R32 walls, R60 ceiling insulation, and sound-proofed walls and ceilings Remove. A new 2024 well, new electrical panel, upgraded whole-home vacuum system, and oversize, well-maintained septic system round out the practical side. Smart-home features &mdash; Nest thermostats with independent smart controls, Blink and Ring monitoring

systems, MVS Video DVR surveillance, and full wiring for high-speed internet, satellite TV, and future devices &mdash; make daily living effortless. A charming cupola high in the main house adds architectural interest and provides a fun, elevated spot to enjoy the landscape. Outside, the maintenance-free European acrylic latex stucco, energy-efficient Low-E aluminum-clad windows, and striking 100-year fire-proof concrete tile roof ensure long-term durability and low upkeep. The outbuildings are particularly impressive. A double detached garage includes a self-contained mezzanine loft, ideally suited as a studio, home office, or private guest space. Nearby stands a substantial 24' x 32' shop that was previously fitted out to professional standards as a full woodworking and carpentry shop, with ample power and thoughtful layout still in place. The grounds have been tastefully landscaped with flower and vegetable gardens that blend naturally into the surrounding aspen groves and open meadows. At this elevation, the property enjoys excellent sunny south exposure and a sense of openness while remaining private. Direct Kananaskis Access from Aspen Creek Dr