



# 100 Saddle Road Bragg Creek Alberta

\$1,749,900

Welcome to this tranquil acreage & surrounding lands which are the epitome of a calm and peaceful country lifestyle. The property is located in the sought after community of Saddle & Sirloin in West Bragg Creek, on a serene 4.19 acres with panoramic views. With approx. 75 Acres of "common land" the community includes a private picnic shelter & firepit area by the creek, an outdoor sand Equestrian "arena", and Walking Trails through the tall trees along side beautiful Bragg Creek which flows through the community. When the current Owners purchased this acreage in 2002 it was a 1,200 SqFt Milled Cedar Log home. NOW... The home has been meticulously renovated with rustic charm, including a large-scale expansion, with the finest materials, to over 2,800SqFt of open living space in the main home, and an additional 2,500+ SqFt multi-use space that includes a 465SqFt Studio/Rec Room to "Jam", large Storage Area with shelving, Shop for woodwork & repairs, and a huge Garage(s) for all your "Toys". The "main home" renovation was very well thought out to include preserving the beautiful cedar interior walls, while seeking energy efficiency; plentiful natural light to the innermost spaces due to the large windows; every room has an exterior door for fire safety & access to the outdoors, and wide hallways were a must. Most of the walls/foundation of the original house are now surrounded with new construction incorporating current energy efficient practices, and the tops of all the exterior walls were air sealed to the underside of the roof. The custom built "Four-Season" Sunroom truly needs to be seen to appreciate the tranquility "surrounded" by nature and the breathtaking views. The Living & Dining Room's are adjacent to the Sunroom and share the Gas Fireplace for a relaxing space to entertain or just chill on a cold day. The Kitchen is a dream with ample Maple Cabinets, Cork...

Foyer 10.75 Ft x 9.67 Ft

Kitchen 21.50 Ft x 10.75 Ft

Living room 27.83 Ft x 21.42 Ft

Sunroom 20.50 Ft x 13.25 Ft

Primary Bedroom 17.67 Ft x 16.50 Ft

Bedroom 14.42 Ft x 12.92 Ft

Office 17.67 Ft x 9.50 Ft

Laundry room 8.58 Ft x 5.67 Ft

Recreational, Games room 25.92 Ft x 18.83 Ft

5pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

2pc Bathroom .00 Ft x .00 Ft

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Bedroom 16.58 Ft x 14.75 Ft