



# 162104 376 Street Rural Foothills County Alberta

\$3,500,000

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 durabl...

Loft 14.17 Ft x 18.58 Ft

4pc Bathroom 8.50 Ft x 7.67 Ft

Living room 15.08 Ft x 6.50 Ft

Bedroom 11.58 Ft x 14.25 Ft

Furnace 7.83 Ft x 7.58 Ft

3pc Bathroom 7.92 Ft x 7.83 Ft

4pc Bathroom 7.83 Ft x 13.17 Ft

Bedroom 10.50 Ft x 12.00 Ft

a

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Laundry room	13.17 Ft x 6.08 Ft	Bedroom	10.50 Ft x 12.00 Ft
Other	8.25 Ft x 10.50 Ft	Dining room	8.33 Ft x 10.83 Ft
Office	8.33 Ft x 14.17 Ft	Foyer	6.00 Ft x 7.67 Ft
Recreational, Games room	33.75 Ft x 25.67 Ft	Kitchen	12.00 Ft x 17.58 Ft
Media	24.58 Ft x 11.58 Ft	Living room	22.33 Ft x 18.67 Ft
Furnace	6.58 Ft x 10.67 Ft		