



98 Saddle Road Bragg Creek Alberta

\$1,295,000

Here is your opportunity to live in one of West Bragg Creek's special communities. Located mid way between the Hamlet of Bragg Creek and the trail heads in K Country yet far from the noise and bustle of the main road it is the perfect place to kick off your boots and live the quiet life. This large bungalow sits on 4.21 acres with a view of Moose Mountain and a share in the 70 acres of common land. Lots of ongoing renovations, hardwood floors, huge primary bedroom with great ensuite and walk in closet, 3 more generous bedrooms on the main floor. Sunny kitchen is the perfect place to start the day watching your horses graze and the sunshine over Moose Mountain. Large living room has brick fireplace with insert, vaulted ceilings .. and of course that view again. Dining room will allow lots of guests for dinner and the patio and deck with the outdoor fireplace, gazebo and greenhouse is made for casual entertaining. Take a walk around the house. The flower gardens are stunning. There is also a little bridge over a dry stream bed leading to a pond and another great place to have a seat .. and yes catch that view! Basement development includes a family room and a rec room as well as a hobby shop. Behind the garage is a horse shelter with an attached feed/tack room. Saddle and Sirloin was developed on the site where the first settlers to the region decided to call home in the early 1900s. Bragg Creek - the actual creek named Bragg Creek- burbles through the lands and in this spot George Livingston built his log cabin. He picked a special place. The development was created in 1958 and 33 lots form the community. The balance of the lands , 70 acres, were transferred to an entity, the Bragg Valley Hunt Club, and owners become members of the BVHC on purchasing property. Special rights come with this including the private road access, the Livingston picnic shelter , a 100 x ...

Recreational, Games room 17.25 Ft x 28.00 Ft

Family room 14.33 Ft x 21.83 Ft

Laundry room 10.33 Ft x 19.50 Ft

Other 11.50 Ft x 18.25 Ft

Other 6.00 Ft x 10.83 Ft

Dining room 14.33 Ft x 18.58 Ft

Primary Bedroom 15.83 Ft x 23.25 Ft

Bedroom 9.00 Ft x 11.00 Ft

Bedroom 11.00 Ft x 12.00 Ft

Bedroom 9.00 Ft x 11.25 Ft

Furnace 3.50 Ft x 3.50 Ft

5pc Bathroom 7.25 Ft x 16.83 Ft

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Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek



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Kitchen10.42 Ft x 12.83 Ft

Breakfast10.50 Ft x 12.67 Ft

Living room16.00 Ft x 23.33 Ft

4pc Bathroom7.58 Ft x 8.00 Ft

2pc Bathroom4.25 Ft x 4.75 Ft