



352056 Pine Ridge Drive Rural Foothills County Alberta

\$1,590,000

Welcome to country living on 18.09 acres in the Pine Ridge Estates nestled 10 minutes from Bragg Creek!! This established acreage offers a wonderful combination of space, functionality, and the opportunity to enjoy a true foothills lifestyle with room for horses, animals, family, and outdoor recreation. This approximately 2,100 sq. ft. two-story home features 4 bedrooms and 3.5 bathrooms, with a convenient walk-out design providing easy access to the acreage. Inside, you'll find a huge, cozy living room and dining room, creating a warm and inviting space for family gatherings and entertaining. A wood-burning fireplace adds warmth and character, making the living area especially inviting on cool Alberta evenings. The home also offers the convenience of an attached garage. A covered front porch welcomes you home and provides a peaceful spot to enjoy your morning coffee, while the back deck is perfect for outdoor dining, entertaining, or simply relaxing and taking in the surrounding foothills. The property is fenced and cross-fenced and offers a well-established setup for horses and other animals, including multiple shelters, a round pen, one automatic waterer, and a chicken coop. The property is serviced by a 10 GPM well, with the pressure tank upgraded in 2023 and the well pump replaced in 2025. An additional building adds even more versatility and could be used as a guest cabin, kids' playhouse, hobby space, or private retreat. With its separate and flexible space, there may also be potential for an Airbnb or other short-term accommodation use in this stunning walk out basement, subject to applicable regulations and approvals. The 18.09-acre parcel may also offer potential for future subdivision, subject to Foothills County approval, applicable planning regulations, and required approvals. The outdoor firepit area provides the perfect place to gather with fami...

4pc Bathroom 8.42 Ft x 4.92 Ft
4pc Bathroom 9.75 Ft x 9.33 Ft
Bedroom 9.75 Ft x 12.42 Ft
Bedroom 10.83 Ft x 12.08 Ft

Recreational, Games room 13.17 Ft x 23.33 Ft
Storage 27.00 Ft x 34.25 Ft
2pc Bathroom 6.67 Ft x 5.08 Ft
Dining room 12.67 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:
Century 21 Foothills Real Estate

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Laundry room	9.75 Ft x 5.00 Ft	Family room	12.00 Ft x 23.92 Ft
Primary Bedroom	16.92 Ft x 11.33 Ft	Foyer	6.08 Ft x 8.75 Ft
3pc Bathroom	11.33 Ft x 5.92 Ft	Kitchen	12.83 Ft x 21.08 Ft
Bedroom	12.25 Ft x 15.75 Ft	Living room	12.58 Ft x 18.67 Ft