



37 Aspen Creek Drive Rural Foothills County Alberta

\$1,950,000

17-Acre Resort-Style Estate | Two Full Residences | Bragg Creek. 4 Bed | 3.5 Bath Main Residence + 2 Bed | 1 Bath Guest Residence | Over 4,000 sq. ft. Developed Living Space (including 770 sq. ft. Guest Residence) | 17 Acres | Detached Double Garage. Two fully self-contained residences, private pond, and 17 acres of pristine forest just 10 minutes from Bragg Creek and 30 minutes to Calgary. Exceptional blend of privacy, luxury, and vacation-style living. A rare opportunity. A True Alberta Sanctuary surrounded by mature spruce, pine, aspen, and poplar forests with rolling hills, seasonal creeks, wetlands, private walking trails, and a picturesque pond. Expansive wraparound decks give a luxury treehouse feel, enjoy morning coffee overlooking the forest, evenings around the fire, and skating on your private pond in winter. Located in the Millarville Community School (K-8) and Springbank Community High School catchment with Bragg Creek amenities only 10 minutes away. The Main Residence has been extensively renovated and features a chef-inspired kitchen with quartz countertops and brand new premium KitchenAid appliances, luxury vinyl plank flooring and designer lighting throughout, main floor bedroom or flexible office, fully finished walkout basement with custom entertainment bar, two high efficiency Napoleon furnaces with central air conditioning, Navien tankless water heater, whole home reverse osmosis water filtration, Starlink high speed internet, smart thermostats, Blink security system, and Schlage smart locks. Separate Guest Residence located above the detached double garage. This beautifully finished 770 sq. ft. suite offers complete independence with private entrance and includes two bedrooms, full kitchen with brand new appliances, bright living room, full bathroom, in suite laundry with brand new appliances, dedicated furnace and central air conditioning, se...

Family room 18.50 Ft x 12.42 Ft

Recreational, Games room 14.50 Ft x 9.75 Ft

Other 12.08 Ft x 11.17 Ft

3pc Bathroom 8.25 Ft x 5.50 Ft

2pc Bathroom 4.58 Ft x 4.58 Ft

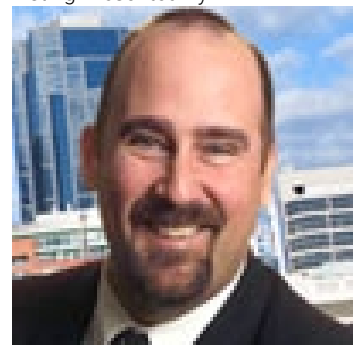
Other 13.33 Ft x 8.67 Ft

Recreational, Games room 22.08 Ft x 16.83 Ft

Bedroom 13.00 Ft x 9.58 Ft

a

Listing Presented By:



Originally Listed by:
Town Residential

<https://romanhelps.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Sauna 8.33 Ft x 5.58 Ft

Laundry room 7.00 Ft x 6.08 Ft

Other 13.42 Ft x 6.83 Ft

Living room 15.08 Ft x 12.92 Ft

Kitchen 14.33 Ft x 12.42 Ft

Dining room 12.33 Ft x 11.42 Ft

Bedroom 15.75 Ft x 11.67 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Other 7.42 Ft x 3.58 Ft

Bedroom 12.25 Ft x 10.92 Ft

Bedroom 12.58 Ft x 10.17 Ft