\$3,500,000 - 162104 376 Street W, Rural Foothills County

MLS® #A2252043

\$3,500,000

4 Bedroom, 3.00 Bathroom, 2,237 sqft Residential on 17.52 Acres

NONE, Rural Foothills County, Alberta

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 â€" 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 durable Allura siding designed to complement the log elements, topped with premium metal DECRA shingles. Front and rear cedar patios have been refinished, while engineered drainage, new sod, auto gate, and a gravel drive enhance both function and curb appeal. The garage has been fully updated with epoxy floors, new doors, heating and lighting.

For your equestrian enthusiast, this property is fully equipped and ready. The heated barn includes six Hi-Hog fir and steel box stalls, wash bay, spacious tack room, and mechanical, all serviced by 100-amp power. A 60x180 indoor riding arena with a 12-foot bay door provides a year-round training space, complemented by a 60x120 outdoor arena, four turnout paddocks, and mulched perimeter riding trails. Three automatic livestock hydrants support ease of care, while the land itself offers privacy, space, and functionality with uninterrupted mountain vistas.

Essential Information

MLS® # A2252043 Price \$3,500,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,237 Acres 17.52 Year Built 1995

Type Residential Sub-Type Detached

Style 1 and Half Storey, Acreage with Residence

Status Active

Community Information

Address 162104 376 Street W

Subdivision NONE

City Rural Foothills County

County Foothills County

Province Alberta
Postal Code T3Z 3R3

Amenities

Parking Pad, Triple Garage Detached

of Garages 3

Interior

Interior Features Bar, Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), Closet Organizers,

Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas

Cooktop, Microwave, Oven, Refrigerator, Washer/Dryer, Water Softener,

Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard, Barbecue

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Many

Trees, Pasture, Treed, Views, Yard Drainage, Yard Lights, Native

Plants, Secluded, Sloped Down, Wooded

Roof Metal

Construction Log

Foundation Wood

Additional Information

Date Listed August 28th, 2025

Days on Market 63

Zoning CR

Listing Details

Listing Office Sotheby's International Realty Canada

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