

# \$1,295,000 - 98 Saddle Road, Rural Rocky View County

MLS® #A2236264

**\$1,295,000**

4 Bedroom, 3.00 Bathroom, 2,573 sqft

Residential on 4.21 Acres

NONE, Rural Rocky View County, Alberta

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 200 outdoor riding arena and trails galore to walk the dog. Residents can keep up to 6 horses per lot and grazing is allowed on the community land during summer months. Fees to BVHC amount to \$770 annually at this time. This is NOT a condo fee as the community was developed before condo was a word! These homes do not come on the market very often. Once a Saddle and Sirloin resident there is really no other place you want to live. Take this opportunity to be a part of this unique lifestyle. George Livingston could have lived anywhere out here but this is where he decided to stay.

Built in 1966

### **Essential Information**

MLS® #	A2236264
Price	\$1,295,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,573
Acres	4.21
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	98 Saddle Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

### **Amenities**

Amenities	None
Parking Spaces	3
Parking	Double Garage Detached, Carport
# of Garages	2
Waterfront	See Remarks

### **Interior**

Interior Features	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Washer/Dryer, Window Coverings, Water Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas, Living Room, Outside, Wood Burning, Basement, Bedroom, Blower Fan, Brick Facing, EPA Certified Wood Stove, Heatilator
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Many Trees, Pasture, Private, See Remarks, Views
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 2nd, 2025
Days on Market	10
Zoning	Residential

HOA Fees770

HOA Fees Freq. ANN

Listing Details

Listing OfficeMaxWell Canyon Creek

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.