

\$895,000 - 292 Saddle Road, Rural Rocky View County

MLS® #A2247968

\$895,000

4 Bedroom, 2.00 Bathroom, 2,037 sqft

Residential on 6.20 Acres

NONE, Rural Rocky View County, Alberta

Welcome to an extraordinary opportunity to live your dream on 6.2 acres of breathtaking beauty in the historic Saddle & Sirloin—a rare and coveted enclave of just 33 acreages on 75+ shared acres. Nestled minutes from Bragg Creek, Kananaskis Country, and only 30 minutes to Calgary this serene and private property sits at the north end of the community, backing directly onto Crown land. From here enjoy uninterrupted views of rolling hills, majestic mountains, and your very own pond. The Bragg Valley Hunt Club fosters stewardship of shared amenities like a community arena, trails and picnic area as well as hosting an engaging calendar of community events. This home's unique floor plan is designed to harmonize with its natural surrounding and has seen numerous upgrades including:

- * New Hardie board siding, decks, and railings
- * New furnace, septic tank
- * Repaired and replaced septic lines with drainage improvement around the home.
- * Comprehensive Water treatment system featuring peroxide injection, UV, and filtration
- * Insulated concrete foundation with soil removed to bring lower level above grade and weeping tile added.
- * Landscaped pathways over the pond, leading to a tranquil backyard retreat

Inside you will find warm wood flooring upstairs, expansive windows framing stunning private views, and the timeless comfort that only comes from being surrounded by nature



and a deck to enjoy every angle from.
Whether you're a community or nature lover or simply seeking peace and space it's a lifestyle. Your sanctuary awaits in Saddle & Sirloin, where community, nature, and serenity meet.

Built in 1994

Essential Information

MLS® #	A2247968
Price	\$895,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,037
Acres	6.20
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	292 Saddle Road
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2B4

Amenities

Amenities	Other, Picnic Area
Parking	Driveway, None, Gated, Gravel Driveway
Waterfront	Pond

Interior

Interior Features	Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage,
-------------------	--

	Wet Bar
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn, Meadow, No Neighbours Behind, Private, Rectangular Lot, Treed, Views, Rolling Slope, Standard Shaped Lot
Roof	Cedar Shake
Construction	Composite Siding
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	August 14th, 2025
Days on Market	28
Zoning	R-2
HOA Fees	700
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.