

# \$975,000 - 292 Saddle Road, Rural Rocky View County

MLS® #A2236168

**\$975,000**

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, nestled minutes from Bragg Creek, Kananaskis Country, and only 30 minutes to Calgary.

This serene and private property is perched at the end of the community, backing directly onto Crown land, and offers stunning views of rolling hills, surrounding mountains, and your very own pond. Enjoy direct access to riding trails and a community arena that elevate the equestrian lifestyle, while the Bragg Valley Hunt Club supports stewardship of shared amenities and hosts an engaging calendar of community events.

The unconventional floor plan is designed to harmonized with its natural setting and has seen numerous upgrades including:

- \* New Hardie board siding, decks, and railings
- \* New furnace, septic tank, repaired and replaced lines in septic field
- \* Weeping tile replaced with drainage away from the house all around the house
- \* Water treatment system with peroxide injection, UV, and filtration
- \* Insulated concrete foundation with soil removed to bring lower level above grade
- \* Landscaped pathways over the pond leading to your peaceful backyard retreat?

Inside, enjoy wood flooring upstairs, expansive windows with gorgeous private views, and the timeless warmth only a home



surrounded by nature can provide.  
Whether you're an equestrian, a nature lover,  
or someone simply seeking peace and space  
â€” this is more than a home. Itâ€™s a  
lifestyle. Your sanctuary awaits in Saddle &  
Sirloin â€” where community, nature, and  
serenity meet.

Built in 1994

**Essential Information**

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2236168                                  |
| Price          | \$975,000                                 |
| 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, Gated, None, Gravel Driveway |

**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, No Neighbours Behind, Private, Rectangular Lot, Standard Shaped Lot, Treed, Views, Meadow, Rolling Slope |
| Roof              | Cedar Shake                                                                                                                                                           |
| Construction      | Composite Siding                                                                                                                                                      |
| Foundation        | Poured Concrete, Wood                                                                                                                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 32             |
| Zoning         | R-2            |
| HOA Fees       | 700            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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