

# \$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  | Picnic Area, Other                     |
| Parking    | Driveway, Gated, Gravel Driveway, None |
| 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 | 48                |
| Zoning         | R-2               |
| HOA Fees       | 700               |
| HOA Fees Freq. | ANN               |

## Listing Details

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

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