$1,599,000 - 37 Aspen Creek Drive, Rural Foothills County

MLS® #A2225862

$1,599,000
5 Bedroom, 5.00 Bathroom, 3,282 sqft
Residential on 17.00 Acres

Aspen Creek Estates, Rural Foothills County, Alberta

OPEN HOUSE SUNDAY JUNE 15th-1:00-4:30 PM- BRING YOUR WALKING SHOES! The opportunity to own a property like this, with all its stunning features, only comes along once in a while. A testament to the powers of friendship and collaboration, this home has been lovingly restored into something blending the best of the new world and the old. The land is 17 acres of biodiversity, containing several ecosystems; rolling hills of poplar and aspen, wetlands, spruce and pine, seasonal creeks, and shared pond ideal for summer nights watching stars, and winter nights playing hockey and then relaxing by the fire. The house blends so well onto the forest itself it almost seems part of the trees, having the same attributes-tall, stately, natural. With multiple elevated and wraparound decks, and views in every direction, itâ€™s the tree house you always wanted, but a luxury home. The main floor opens into a spacious foyer that leads into either a comfortable family room with wood-burning fireplace, or a formal dining room. Recent updates are 30-year flooring and triple glazed windows. Further, you find a country kitchen with gas range, stainless steel appliances and breakfast nook with forest views. Thereâ€™s a flex space that could be an office or workout space, and then something truly stunning- a vaulted,

open-beam solarium that feels like being in your â€œcabin away from homeâ€• at home!! The second floor has vaulted rooms throughout with two bedrooms and a 4-piece bath. The stunning primary suite has its own en-suite bath, walk through closet, as well as a private fireplace and balcony. The basement has a rec room with cabinets locally milled by McLean Creek lumber, and a newer regency wood insert fireplace valued over $9,000. The walk-in sauna and 3-piece bath complete this level, along with the utility room and its two high efficiency NAPOLEON top of the line furnaces, laundry and a separate entrance to grade level. Outside, above the 2-car garage and workshop, is a newly completed full suite- (in the final application stages of being a legal suite) perfect for guests, family, or bed and breakfast. The suite has two bedrooms, full bath, kitchen and separate utilities. The large Quonset offers many possibilities as a stable, storage, and has a workshop upstairs that could be used for a variety of hobbies or projects- currently set up for woodworking. The property has several peaceful walking trails, as well as direct access to Kananaskis and a network of trails perfect for that horse or nature lover-complete with a community riding area. Situated only a 10-minute drive from Bragg Creek and 30 minutes from Calgary this gem wonâ€™t last long. Book your showing today!!!

Built in 1980

Essential Information

MLS® #	A2225862
Price	$1,599,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	3,282
Acres	17.00
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	37 Aspen Creek Drive
Subdivision	Aspen Creek Estates
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Utilities	Natural Gas Paid, Electricity Paid For, Phone Paid For
Parking Spaces	5
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Kitchen Island, Natural Woodwork, Sauna, See Remarks, Separate Entrance, Solar Tube(s), Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Range, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Storage

Lot Description	Creek/River/Stream/Pond, Low Maintenance Landscape, Many Trees, Native Plants, Private, Wooded
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	CR

Listing Details

Listing Office	MaxWell Canyon Creek

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