

# \$1,495,000 - 37 Aspen Creek Drive, Rural Foothills County

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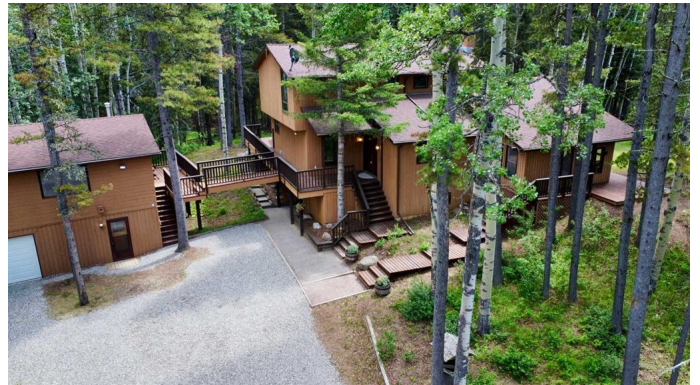
MLS® #A2225862

**\$1,495,000**

5 Bedroom, 5.00 Bathroom, 2,144 sqft  
Residential on 17.00 Acres

Aspen Creek Estates, Rural Foothills County,  
Alberta

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. 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 (non-motorized) 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 won't last long. Book your showing today!!!

Built in 1980

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225862    |
| Price          | \$1,495,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,144       |
| 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 | Built-in Features, Kitchen Island, Natural Woodwork, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Bookcases, Sauna, Solar Tube(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, Storage, Fire Pit                                                                     |
| Lot Description   | Creek/River/Stream/Pond, Low Maintenance Landscape, Private, Many Trees, Native Plants, Wooded |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Concrete, Wood Frame, Wood Siding                                                              |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 12th, 2025  
Days on Market                70  
Zoning                              CR

**Listing Details**

Listing Office                    MaxWell Canyon Creek

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