

\$1,720,000 - 41 Saddle Place, Rural Foothills County

MLS® #A2163188

\$1,720,000

6 Bedroom, 4.00 Bathroom, 2,280 sqft

Residential on 3.23 Acres

Willowside Equestrian Estates, Rural Foothills County, Alberta

For more information, please click on Brochure button below.

Nestled within the picturesque Willowside Equestrian Estates, this 6-bedroom plus gym that can be used as a potential 7th bedroom. 3.5-bathroom home presents a unique opportunity to enjoy rural living while remaining close to urban conveniences. Experience the charm of country life just minutes from Calgary and Okotoks, with easy access to top-rated schools, shopping, golf courses, and dining options. This property boasts a custom-built 4,552 sq ft home with an attached triple-car garage. In addition, you'll find a spacious 1,357 sq ft heated wood and machine shop (with a double-car garage). The open-concept design seamlessly connects the living, dining, and kitchen areas, creating a spacious and inviting environment ideal for entertaining. The master bedroom combines functionality with relaxation, featuring a walk-in closet and a beautifully appointed 5-piece ensuite bathroom. Two additional main floor bedrooms, each with large windows that flood the rooms with natural light, are situated across from a newly renovated bathroom. For added convenience, the main floor laundry room is well-equipped with a sink, generous storage, and granite countertops. The daylight basement enhances the living space with a spacious rec room, complete with a custom built-in media center, a cozy fireplace, and a wet bar—ideal for leisure and relaxation. The



area also includes a versatile gym and three additional bedrooms that can serve as offices or flexible spaces. A 3-piece bathroom with heated tile flooring rounds out this impressive lower level. The shop provides ample storage both inside and out, featuring extensive cabinetry and counter space for all your projects. This property offers more than just a home—it provides a lifestyle. Willowside Equestrian Estates HOA includes mowing of bridle paths and common areas, sign maintenance, painting & maintenance of all community fencing.

Built in 2012

Essential Information

MLS® #	A2163188
Price	\$1,720,000
Sold Price	\$1,665,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,280
Acres	3.23
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	41 Saddle Place
Subdivision	Willowside Equestrian Estates
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 7B1

Amenities

Amenities	Other
Parking Spaces	7
Parking	Double Garage Detached, Parking Pad, Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Vinyl Windows, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Wet Bar, Wired for Data, Wired for Sound, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Refrigerator, Built-In Oven, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Appliances, Freezer, Garage Control(s), Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Refrigerator, Range Hood, Window Coverings, Water Softener
Heating	Exhaust Fan, Forced Air, Fireplace(s), High Efficiency, Humidity Control, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Basketball Court, Fire Pit, Lighting, Playground, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Environmental Reserve, Front Yard, Garden, Greenbelt, Gentle Sloping, Lawn, Landscaped, Many Trees, No Neighbours Behind, Native Plants, Paved, Private, Square Shaped Lot, Treed
Roof	Shingle, Fiberglass
Construction	Concrete, Manufactured Floor Joist, Silent Floor Joists, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	October 31st, 2024

Days on Market	56
Zoning	RR
HOA Fees	800.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Easy List Realty

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