

# \$2,999,000 - 400, 368191 184 Avenue W, Rural Foothills County

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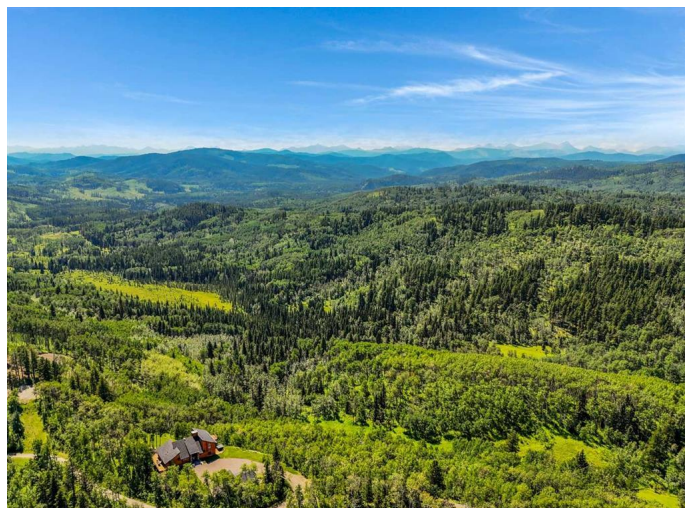
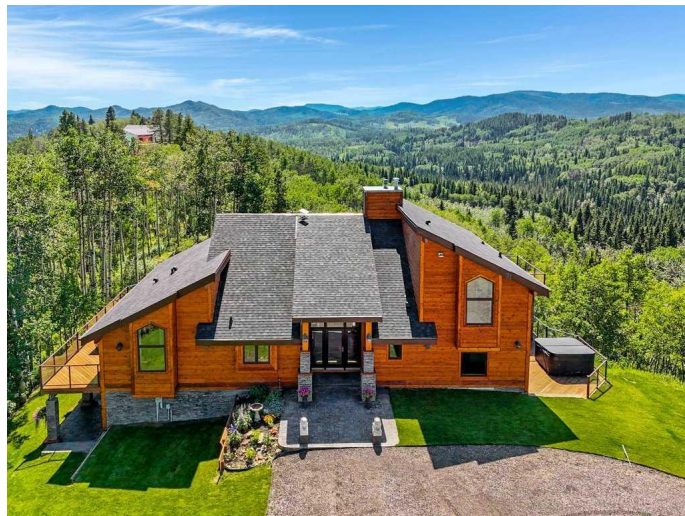
MLS® #A2243042

**\$2,999,000**

3 Bedroom, 4.00 Bathroom, 2,953 sqft  
Residential on 23.10 Acres

NONE, Rural Foothills County, Alberta

\*\*\*OPEN HOUSES SEPT 27 AND 28, 1:00-4:30 PM\*\*\*The Bragg Creek Trifecta: many properties have one of these three coveted things, but very few have it all! First, a beautiful home. Redesigned by award winning, internationally acclaimed designer, John Haddon, the 3968 sq. ft. of living space was taken down to the studs and rebuilt, inside and out, with the finest materials and craftsmanship. Second, incredible views of the mountains and forest. Given the seclusion and privacy, not a single curtain on any of the 55 windows impedes the breathtaking views afforded from every room. The third and most rare attribute of all, the thing that makes this "the hat trick", is direct access to Kananaskis Country! That's right, there is a private gate that connects to one of the most famous, beautiful, backcountry areas in Alberta, where you can hike or bike or ride for days. This home, sitting on 23 acres, is part of a small exclusive development of properties which span a ridge and directly border K-Country - the biggest backyard of all! Entering the home, the first thing you notice is the airy interior space, with cathedral ceilings and huge windows. The slate foyer gives way to Brazilian cherry hardwood floors, flowing throughout the balance of the home. Resisting the urge to immediately rush to the windows and deck system, to the left is the dining room and kitchen with quartz countertops and



high-end appliances. Further on are two high-ceiling bedrooms, each with their own access to the wrap-around deck and connected by a large Jack and Jill 5-piece ensuite. The upstairs is entirely devoted to the primary suite, which is unparalleled, with the huge windows and private deck all giving a new perspective to the vistas beyond. The 6-piece bathroom and walk-in closet complete this lofty sanctuary. The walk out lower level features a bar, exercise room, office area, expansive rec room with gas fireplace, 3-piece bath, and French doors to the walk-out patio and huge deck beyond. The property is completed by an insulated and drywalled triple car garage. You're intrigued, I can tell, and further investigation is needed. Explore using our streaming video and 3-D tour; and then take the next step and make the Trifecta your own.

Built in 2010

### Essential Information

MLS® #	A2243042
Price	\$2,999,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,953
Acres	23.10
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	400, 368191 184 Avenue W
Subdivision	NONE

City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 1K0

### **Amenities**

Parking Spaces	10
Parking	Driveway, Garage Door Opener, Additional Parking, Gravel Driveway, Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Bar, Beamed Ceilings, Bidet, Bookcases, Ceiling Fan(s), Chandelier, French Door, Natural Woodwork
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, See Remarks, Trash Compactor, Washer, Freezer, Warming Drawer
Heating	Forced Air, Natural Gas, Fireplace(s), See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, See Remarks, Environmental Reserve, Many Trees, Sloped, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar, Post & Beam
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	40
Zoning	A

**Listing Details**

Listing Office                    MaxWell Canyon Creek

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