

32 Carraig Ridge  
Ghost Lake, Alberta

MLS # A2100115



**\$3,750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,093 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Other		
<b>Lot Size:</b>	2.10 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Conservation, Creek/River/Stream/Pond, Env		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 170
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Other, See Remarks	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Stone Counters, Walk-In Closet(s)		

**Inclusions:** NA

Encompassing 2.1 acres of private and exclusive grounds screened by mature spruce, the property was erected based on principles of simplicity, functionality and rich materials ~ while also being inspired by the surrounding terrain. The property showcases a robust steel clad exterior, oak hardwood flooring and ceilings and floor to ceiling windows allowing pristine views from every room. The living room is gracefully positioned around a Fireorb paying further homage to Scandinavian minimalism. The gourmet kitchen showcases cabinetry by Empire, built-in Wolf & Sub-Zero appliances, marble countertops and waterfall island. The primary bedroom frames Devil's Head Mountain to the north-west with access to the 5-pc ensuite bath featuring floating 2-sink vanity cabinet, freestanding tub and steam shower. The additional bedrooms are on the opposite wing, allowing privacy for family and guests. The second bedroom has its own ensuite and the third bedroom opens to both expansive western views and the eastern terrace sheltered by mature natural landscape. Completing the main floor is a powder bath. The fully developed basement mimics the Y design allowing for a functional studio, recreation room or additional suite. This private refuge provides access to world-class recreation and stunning natural beauty. The Rockies are captured from the raised terrace, which spans the entire SW angle of the home and overlooks the lake. With 658 secluded acres set in the foothills of Canada's Rocky Mountains near Banff National Park, Carraig Ridge is where environmental stewardship and thoughtful design bring to life a lifestyle that is truly luxurious. Enjoy the proximity to both the conveniences of a large city and the recreational opportunities of vast wilderness. Each resident at CR owns a private lot of 2-5 acres surrounding their home, plus an equal

share of the remaining 540 acres of community land. This private refuge provides access to world-class recreation and stunning natural beauty. The Rockies are captured from the raised terrace, which spans the entire SW angle of the home and overlooks the lake. With 658 secluded acres set in the foothills of Canada's Rocky Mountains near Banff National Park, Carraig Ridge is where environmental stewardship and thoughtful design bring to life a lifestyle that is truly luxurious. Enjoy the proximity to both the conveniences of a large city and the recreational opportunities of vast wilderness. Each resident at CR owns a private lot of 2-5 acres surrounding their home, plus an equal share of the remaining 540 acres of community land. Carraig Ridge was conceived to support the environment, rather than dominate it. The retreats adhere to this same essential principle. Refined and graceful dwellings, each inspired by the specific terrain of its lot, allow balance between habitation and preservation. This home is a legacy purchase, from a world famous architect, in one of the worlds most pristine places- the foothills of Alberta.