



**35 Horseshoe Bend  
Rural Foothills County, Alberta**

**MLS # A2084390**



**\$2,259,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Square Butte   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                                |               |                   |
| <b>Size:</b>     | 2,656 sq.ft.   | <b>Age:</b>   | 1999 (25 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 3.66 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser |               |                   |

|                    |                                       |                   |               |
|--------------------|---------------------------------------|-------------------|---------------|
| <b>Heating:</b>    | Boiler, In Floor, Forced Air          | <b>Water:</b>     | Co-operative  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Slate | <b>Sewer:</b>     | Septic System |
| <b>Roof:</b>       | Concrete                              | <b>Condo Fee:</b> | \$ 692        |
| <b>Basement:</b>   | Finished, Full                        | <b>LLD:</b>       | 17-21-4-W5    |
| <b>Exterior:</b>   | Concrete, See Remarks                 | <b>Zoning:</b>    | REC           |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -             |

**Features:** Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Hot Tub, Gym Equipment, (furniture negotiable)

\*\*\*OPEN HOUSE PARADE, SATURDAY MAY 25, 1-3PM!\*\*\* Welcome to "Terra-Maura" within the sought-after gated equestrian community of Square Butte Ranch. This custom-built executive timber-framed bungalow boasts 4,428 SQ. FT. of meticulously designed living space and is situated perfectly on a private 3.66-acre lot. Upon arrival at this exquisite property, a sense of peace and tranquility envelops you. The main floor of this impressive residence features 24' vaulted ceilings, expansive wall-to-wall windows, and breathtaking west views from every room. The custom kitchen caters to the at-home gourmet, offering spectacular views, high-end stainless steel appliances, and a spacious pantry, and seamlessly opens into a formal dining room, wet bar, and living space highlighted by a stunning stone-faced fireplace and vaulted ceilings accentuated by cedar beams. The primary bedroom is generously proportioned and boasts a spa-like five-piece ensuite with a corner jacuzzi tub, shower, dual vanity, walk-in closets, and access to the spacious deck. The fully finished walkout basement includes three bedrooms (two featuring built-in 7-foot-long bunk adult beds, one with a 4-piece ensuite), a cooled wine cellar, a gym adjacent to a three-piece bathroom with a steam shower, ample storage, and access to the oversized two-car garage. The upper loft encompasses a cozy theater room, a comfortable sitting area, and an impressive office/loft space. This entertainer's paradise boasts 4 bedrooms, accommodating up to 13 guests. Situated in an ideal location, it offers outstanding outdoor and covered living spaces, including a wrap-around balcony with a BBQ area, a cozy covered patio featuring a hot tub, a fire pit with a sitting area, a playset, Bocce pitch, toboggan hill, and breathtaking westward views. Perfect for capturing stunning sunrises and sunsets, this

retreat promises unforgettable moments. Presenting 480 acres of communal land at Square Butte Ranch, showcasing a professionally managed equestrian facility, barn, shelters, pastures, paddocks, an outdoor arena, saloon, gym, disc golf, and three ponds for stocked fishing, skating, and hockey. Residents also enjoy access to the trails of Kananaskis Country and McLean Creek, making it an ideal haven for outdoor enthusiasts and adventure seekers. The location offers a plethora of amenities, including golf, hiking, skating, fishing, road cycling, mountain biking, dirt biking, target shooting, cross-country skiing, snowshoeing, camping, and more. Conveniently situated, the property is just a short drive to Millarville, Bragg Creek, Elbow Falls, the majestic Rockies, and only 40 minutes to downtown Calgary. Explore our features list, detailed virtual tour/floor plans, and property video. To truly grasp the essence of this property, a visit is a must!