



36 Horseshoe Bend
Rural Foothills County, Alberta

MLS # A2100258



\$2,399,990

Division:	Square Butte		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,811 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Garage Door Opener, Heated Garage, Oversized, Triple Garage Attached		
Lot Size:	3.98 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Slate, Vinyl	Sewer:	-
Roof:	Other	Condo Fee:	\$ 692
Basement:	Finished, Full, Walk-Out To Grade	LLD:	17-21-4-W5
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	REC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE PARADE, SATURDAY MAY 25, 1-3 PM Introducing 'The Gathering' within the esteemed gated community of Square Butte Ranch, renowned for its outdoor pursuits and equestrian elegance, offering an exquisite opportunity for both full-time residency and indulgent weekend escapes. This meticulously crafted executive bungalow spans 5,147 SQ FT and is situated gracefully on a secluded 3.98 acres. Upon arrival, the serenity of this residence embraces you, setting the tone for the exceptional lifestyle it affords. The main floor of this remarkable home boasts 11' ceilings, and expansive wall-to-wall windows that capture breathtaking views in every direction. The custom cherry kitchen, designed for culinary enthusiasts, features a 12-foot breakfast bar/island, premium stainless-steel appliances (Miele and Viking Professional Series), and seamlessly connects to a spacious formal dining room, breakfast nook, and a living room accentuated by a stunning stone-faced fireplace. The primary bedroom, a sanctuary of elegance, presents a spa-like five-piece ensuite with a corner tub, stand-up shower, and dual vanity. Double walk-in closets and access to the expansive wrap-around deck complete the retreat. The fully finished walkout basement, with 10 ft ceilings, invites a versatile living space including a games room, bar theater, family room adorned by a stone-faced gas fireplace, wet bar, 200-bottle wine cellar, gym, office, two additional bedrooms, a four-piece bathroom. Enhancing the living space is an upstairs private loft/bedroom with a three-piece bathroom, providing an unmatched level of comfort in this home. The heated oversized triple garage, featuring 8' doors, is ideal for storing vehicles, power toys, and sports equipment. Designed for entertaining, this home enjoys a prime location with extensive outdoor/covered living spaces, including a

wrap-around balcony with a built-in BBQ, gas fireplace, a cozy covered patio with a hot tub, a fire pit/sitting area, and a beach volleyball court that can be easily transformed into a hockey rink, garden, or riding area/enclosure. The west-facing views provide the perfect backdrop for catching beautiful sunsets. Square Butte Ranch spans 480 acres of shared communal land, offering a professionally managed equestrian facility, barn, shelters, pastures, paddocks, an outdoor arena, saloon, gym, disc golf, and three ponds for fishing, skating, and hockey. Access to the trails of Kananaskis Country and McLean Creek adds to the appeal for outdoor enthusiasts. The location provides easy access to amenities and activities, including golf, hiking, skating, fishing, road cycling, mountain biking, dirt biking, cross-country skiing, snowshoeing, camping, and more. Conveniently located, this property is a short drive to Millarville, Bragg Creek, Elbow Falls, the majestic Rockies, and only 40 minutes to downtown Calgary. Feel free to contact us, and we'll be happy to share the features list, virtual tour, floor plans, and property video.