



**GRASSROOTS**  
REALTY GROUP

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**25 Chinook Ridge  
Rural Foothills County, Alberta**

**MLS # A2108869**



**\$2,250,000**

<b>Division:</b>	Square Butte		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,200 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	1.98 Acres		
<b>Lot Feat:</b>	Gentle Sloping, No Neighbours Behind, Landscaped, Secluded, Treed		

<b>Heating:</b>	Central, In Floor	<b>Water:</b>	Co-operative
<b>Floors:</b>	Hardwood, See Remarks, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 662
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	20-21-4-W5
<b>Exterior:</b>	Composite Siding, Post & Beam, Stone	<b>Zoning:</b>	REC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Separate Entrance, Smart Home		
<b>Inclusions:</b>	Hot Tub, Smart Home Automation Components, Alarm Hardware & Camera(s)		

Nestled in one of the most unique and sought after country residential enclaves in western Canada, this Award Winning property - for Best Home in it's category, was built to the highest standards of taste & design. Enduring materials like Hardy Board, stone & natural wood pillar accents grace the exterior, while extensive tiered boulder hardscaping coexist with the serene backdrop of the natural beauty of the Rocky Mountains & the 480 acre compound, that is the coveted Square Butte Ranch. With over 3450 total developed sq.ft., this elegant, open concept bungalow offers the true definition of Modern Farmhouse with gorgeous design elements like a quintessential butcher block feature on the central kitchen island, gorgeous wrap around deck with outdoor fireplace & a hot tub from the walk out level under the stars. Natural light soaks the home in every room & every level, with beautifully curated details from the elegant lighting fixtures, exceptional hardware & crisp designer tones throughout. Entertain in the chef's kitchen with gorgeous 36' gas stove, pot filler & exquisite Venetian plaster hood fan . Enjoy the commercial grade counter-depth fridge/freezer, or tuck around the corner for the butlers pantry with it's own built-in microwave, prep counter & tech station. Open the expansive sliding doors to the spacious covered deck that wraps around to unwind by the cozy outdoor fireplace setting. Retreat in the Primary Suite that has incredible, centuries-old French imported reclaimed barn doors, or relax in the elegant spa like ensuite with free standing soaker tub & private nature views. Experience the fitness room or games area on the walkout level where uncompromising quality is at every sight line. Your guests will be treated to a charming suite above the heated triple oversized garage, with separate access, beautiful loft style, a kitchenette & 3pc bathroom. Absolutely no detail

was overlooked & every room has been curated to functional & beautiful perfection. If you are looking for a stunning full time or lock-&-leave acreage & equestrian setting, but insist on modern appointments like whole-home-automation, this is the best of both worlds! The idyllic Square Butte Ranch spans 480 acres of shared land amongst its privileged 48 homesite residents, offering a professionally managed equestrian facility, barn, shelters, pastures, paddocks an outdoor arena, saloon, disc golf, & 3 ponds for fishing etc. This incredible property is within easy access to various outdoor activities, close proximity to the picturesque Elbow Falls, the majestic Rocky Mountains, & a short drive to the warm communities of Millarville, Diamond Valley, Bragg Creek, all while being only 40 minutes to downtown Calgary. PLEASE SEE THE DIGITAL FEATURE BROCHURE for full home details & click the links within for more info about Square Butte Ranch. For the most discerning of buyers - this is a once in a lifetime opportunity & absolutely a must see!