



21 Chinook Ridge
Rural Foothills County, Alberta

MLS # A2140717



\$1,599,000

Division:	Square Butte		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,774 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.75 Acres		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	Co-operative, Shared Well
Floors:	Concrete, Hardwood, Slate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 662
Basement:	Finished, Full, Walk-Out To Grade	LLD:	20-21-4-W5
Exterior:	Composite Siding, Log, See Remarks	Zoning:	REC
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone Paid For

Features: Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Recreation Facilities, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

Inclusions: N/A

"No hour is wasted that is spent in the saddle" - Winston Churchill. Nowhere is this more true than at the unique equestrian community of Square Butte Ranch. Residents here enjoy a 480 acre ranch development complete with a ranch manager, wrangler, numerous hiking and riding trails, stable facilities, paddocks and pastures throughout the area, trailer storage, ponds for fishing and skating, a community exercise gym, and a community clubhouse (called the "Saloon"). All this borders on Kananaskis Country with its extensive system of additional riding and hiking trails and also borders onto the McLean Creek off-road area offering its extensive system of ATV or snowmobile trails. Owning this luxurious custom-built estate residence combines a 19th century lifestyle outside with a 21st century luxurious rustic elegance inside. Blending into the breathtaking landscape is this timber framed, walkout bungalow of 2773 square feet featuring a wrap-around covered deck, vaulted ceilings, 2 terrific rock fireplaces, beautiful kitchen with high-end appliances, and breathtaking mountain & valley view all around. Situated on just over 3 private acres this property has also been fenced and cross fenced. Truly a special home to be enjoyed by those who are lured by the romance of the Old West. * * * * For an extensive feel for the entire ranch, the numerous facilities, accesses to Kananaskis Country and McLean Creek Off-road, and a flowing feel of this wonderful home, click on our YouTube streaming video link herein * * * *