



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2190062**



**\$2,295,500**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Square Butte   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow   |               |                   |
| <b>Size:</b>     | 2,811 sq.ft.   | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 4 full / 2 half   |
| <b>Garage:</b>   | Garage Door Opener, Heated Garage, Oversized, Triple Garage Attached     |               |                   |
| <b>Lot Size:</b> | 3.98 Acres   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser |               |                   |

**Heating:** Boiler, In Floor, Natural Gas

**Water:** Co-operative

**Floors:** Hardwood, Slate, Vinyl

**Sewer:** Septic System

**Roof:** Other

**Condo Fee:** -

**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

The foothills whisper of a life well lived, where the land stretches wide, and the sky never seems to end. Here, nestled within the exclusive Square Butte Ranch, lies a retreat that calls to those who long for space, solitude, and the quiet hum of nature. A place where the privilege of living like a land baron comes with the deep satisfaction of stewardship—where vast landscapes are yours to roam, yet the responsibility of their care is shared among a like-minded community. This executive bungalow, sprawling over 5,147 square feet on nearly four pristine acres, is a masterful blend of rustic charm and refined luxury. Its soaring 11-foot ceilings and floor-to-ceiling windows frame the breathtaking beauty of the foothills, inviting the outside in. The heart of the home is a custom cherry kitchen, built for those who understand that meals aren't just about food—they're about connection. A grand 12-foot island anchors the space, while premium Miele and Viking appliances stand ready to bring any culinary vision to life. The primary suite is a retreat in its own right, with a spa-inspired ensuite featuring a deep soaking tub, walk-in shower, dual vanity, and double walk-in closets. Step onto the wrap-around deck and let the crisp country air remind you why you chose this life. Below, a fully finished walkout basement offers a world of possibility—games room, theater, wet bar, 200-bottle wine cellar, gym, office, and two additional bedrooms. A private upstairs loft provides a secluded hideaway for guests or quiet reflection. Outside, the land calls. A built-in BBQ and gas fireplace on the deck set the stage for long evenings under the stars. A fire pit, hot tub, and beach volleyball court—easily transformed into a hockey rink or riding area—invite adventure. And the oversized heated triple garage ensures there's room for everything, from classic cars

to off-road toys. But beyond the gates of this private homestead, a greater world awaits. Square Butte Ranch spans 480 acres of shared land, offering a professionally managed equestrian center, barns, paddocks, an arena, saloon, gym, disc golf, and ponds for fishing, skating, and hockey. And just beyond, Kananaskis Country and McLean Creek beckon with trails to ride, peaks to climb, and rivers to follow. Only 40 minutes from downtown Calgary, this is the perfect balance of country living and city convenience. Get in touch today to learn more or take a virtual tour and preview our video to experience the ranch life firsthand. "The Gathering"—where the wild meets the comfort of home. This is more than a home. It's an invitation to a life where the land is yours to cherish, the wilderness is your backyard, and the spirit of the West lives on.