



THE
A-TEAM

**RE/MAX
FIRST**

36 HORSESHOE Bend, Rural Foothills County T0L 1K0

MLS® #: **A2100258**

Area: **Square Butte**

Listing Date: **01/22/24**

List Price: **\$2,399,990**

Status: **Active**

County: **Foothills County**

Change: **-\$99k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2012**

Lot Information

Lot Sz Ar: **173,368 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Front Yard,Lawn,Gentle Sloping,No Neighbours Behind,Landscaped,Private,Treed**

Park Feat: **Garage Door Opener,Heated Garage,Oversized,Triple Garage Attached**

DOM

118

Layout

Beds: **5 (3 2)**
Baths: **5.0 (4 2)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **15**
Garage Sz: **3**

Utilities and Features

Roof: **Other**

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

Sewer:

Ext Feat: **Built-in Barbecue,Fire Pit,Private Entrance,Private Yard**

Construction:

Composite Siding,Stone,Wood Frame

Flooring:

Hardwood,Slate,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Garage Control(s),Gas Cooktop,Instant Hot Water,Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **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)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`1" x 6`7"	3pc Ensuite bath	Main	11`1" x 4`11"
5pc Ensuite bath	Main	14`1" x 17`1"	Bedroom	Main	12`10" x 13`6"
Breakfast Nook	Main	13`3" x 14`1"	Dining Room	Main	12`10" x 14`7"
Family Room	Main	17`9" x 14`7"	Foyer	Main	6`7" x 9`10"

Kitchen	Main	20`9" x 18`2"
Living Room	Main	10`6" x 11`0"
Walk-In Closet	Main	6`6" x 10`4"
3pc Ensuite bath	Upper	4`10" x 9`0"
2pc Bathroom	Basement	5`6" x 7`0"
Other	Basement	11`2" x 11`3"
Bedroom	Basement	12`5" x 10`7"
Office	Basement	8`2" x 8`2"
Media Room	Basement	15`2" x 10`6"

Laundry
Bedroom - Primary
Walk-In Closet
Bedroom
5pc Bathroom
Bedroom
Exercise Room
Game Room
Furnace/Utility Room

Main	16`9" x 11`7"
Main	18`7" x 18`8"
Main	6`7" x 11`9"
Upper	10`2" x 13`6"
Basement	6`3" x 15`11"
Basement	16`11" x 15`11"
Basement	12`0" x 17`11"
Basement	45`6" x 33`10"
Basement	13`11" x 17`3"

Legal/Tax/Financial

Condo Fee:
\$692

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
REC

Legal Desc: **9910270**

Remarks

Pub Rmks:

Welcome to 'The Gathering' within the coveted gated community of Square Butte Ranch, known for its outdoor recreational and equestrian lifestyle. This meticulously crafted executive bungalow spans 5147 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, and ample storage. 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 (DCS) and 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 also provides easy access to various amenities and activities, including golf, hiking, skating, fishing, road cycling, mountain biking, dirt biking, target shooting, 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. "Honey, listen... it is so quiet you can hear your dreams!"

Inclusions:
Property Listed By:

N/A
Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











