



THE
A-TEAM

**RE/MAX
FIRST**

54 COWBOY Trail, Rural Foothills County T0L1K0

MLS® #: **A2121843**

Area: **Square Butte**

Listing Date: **04/17/24**

List Price: **\$728,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Rural Foothills**

Year Built: **2000**
Lot Information
Lot Sz Ar: **3,920 sqft**
Lot Shape:

Access:
Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **1,419**
Low Sqft:
Ttl Sqft: **1,419**

DOM

32
Layout
Beds: **2 (1 1)**
Baths: **3.0 (3 0)**
Style: **1 and Half Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Backs on to Park/Green Space, Close to Clubhouse, Conservation, Creek/River/Stream/Pond, Environmental Reserve, Landscaped, Meadow, Pasture, Views, Wooded Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Natural Gas**
Sewer: **Septic System, Shared Septic**
Ext Feat: **Private Entrance**

Construction: **Stone, Wood Frame, Wood Siding**
Flooring: **Concrete, Hardwood, Tile**
Water Source: **Shared Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings**
Int Feat: **Beamed Ceilings, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	10`9" x 13`10"
Kitchen	Main	9`4" x 12`6"
Living Room	Main	8`9" x 9`8"
3pc Ensuite bath	Upper	13`8" x 9`10"
3pc Bathroom	Lower	7`1" x 5`7"
Game Room	Lower	24`6" x 16`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	15`7" x 23`3"
Dining Room	Main	9`5" x 13`4"
3pc Bathroom	Main	7`9" x 5`0"
Bedroom - Primary	Upper	11`0" x 19`11"
Bedroom	Lower	9`7" x 12`3"

Condo Fee:
\$1,022

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
REC

Legal Desc: **9913474**

Remarks

Pub Rmks: **Indulge in the serenity of Alberta's foothills paradise at Square Butte Ranch, a sprawling 480-acre equestrian and recreational community nestled alongside K-Country Provincial Park. Discover a haven of upscale modern comforts where rustic charm meets contemporary luxury all in a lock and go home. With its log beams, hardwood floors, and mountain villa finishing, every detail exudes refinement. Step inside to experience the warmth of in-floor heating spread across all three levels of this remarkable retreat. A generous 2278 sq. ft. offers a blend of privacy and comfort, highlighted by an expansive 18' high wall of windows in the open great room, treating you to breathtaking views of the surrounding landscape. Imagine leisurely family breakfasts at the kitchen island or hosting gatherings in the spacious dining room, where panoramic mountain and horse pasture vistas serve as the backdrop. Natural light floods the living areas through big, bright windows, creating an inviting ambiance throughout the day. Retreat to the secluded upper primary suite complete with a walk-in closet and a generous ensuite featuring a classic soaker tub, all while enjoying more of those views. The fully finished walkout lower level features polished, stamped concrete flooring, large windows, a separate entrance, a spacious second bedroom, full bath and ample storage space. Step outdoors to your own happy place, boasting a covered front porch, expansive west deck, and more of those spectacular views. With a double detached garage and additional parking, convenience meets luxury at every turn. Square Butte is not just a residence; it's a lifestyle. Enjoy access to the residents' "Saloon," equipped with a commercial kitchen, TV, bar, pool table, fire pit and BBQ area. Other amenities include a gym and even a trout stocked fishing and skating pond. For horse enthusiasts, amenities abound with optional horse boarding, a full time experienced wrangler to provide daily horse care along with trail rides, horse clinics in an outdoor arena, round pen, pastures, and a five-stall barn. Experience the ultimate country lifestyle just 35 minutes from Calgary. Square Butte Ranch is where nature meets luxury—a dream come true for those seeking an unparalleled escape into Alberta's natural beauty.**

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











