



THE
A-TEAM

**RE/MAX
FIRST**

21 CHINOOK Ridge, Rural Foothills County T0L 1K0

MLS® #: **A2140717** Area: **Square Butte** Listing Date: **06/17/24** List Price: **\$1,599,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Foothills**
 County: **County**
 Year Built: **1997**

Finished Floor Area
 Abv Sqft: **2,774**
 Low Sqft:
 Ttl Sqft: **2,774**

DOM

103
Layout
 Beds: **4 (1 3)**
 Baths: **2.0 (2 0)**
 Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **119,790 sqft**
 Lot Shape:

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,No Neighbours Behind,Irregular Lot,Pasture,Private,Views**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Awning(s),Fire Pit**

Construction: **Composite Siding,Log,See Remarks**
 Flooring: **Concrete,Hardwood,Slate,Tile**
 Water Source: **Co-operative,Shared Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **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**
 Utilities: **Electricity Paid For,Heating Paid For,Phone Paid For,Water Paid For**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	27`7" x 23`0"	Kitchen	Main	13`0" x 12`0"
Foyer	Main	9`0" x 7`8"	Bedroom - Primary	Main	15`5" x 12`4"
Den	Main	11`5" x 9`11"	Game Room	Lower	20`7" x 18`7"

4pc Ensuite bath	Main	9`2" x 7`3"	Bedroom	Lower	13`0" x 11`11"
Bedroom	Lower	13`0" x 10`0"	Bedroom	Lower	13`0" x 10`6"
Hobby Room	Lower	15`6" x 12`0"	3pc Bathroom	Lower	7`4" x 7`2"

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$662	Fee Simple	REC
	Fee Freq:	
	Monthly	

Legal Desc: **9710379**

Remarks

Pub Rmks: **"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 * * * ***

Inclusions: **N/A**
Property Listed By: **MaxWell Canyon Creek**

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