



THE
A-TEAM

**RE/MAX
FIRST**

36 HORSESHOE Bend, Rural Foothills County T0L 1K0

MLS® #: **A2156496** Area: **Square Butte** Listing Date: **09/05/24** List Price: **\$2,399,990**
 Status: **Active** County: **Foothills County** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **2,811**
 Low Sqft:
 Ttl Sqft: **2,811**

DOM

13
Layout
 Beds: **5 (3 2)**
 Baths: **5.0 (4 2)**
 Style: **Acreage with Residence, Bungalow**

Parking

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

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**

Utilities and Features

Roof: **Other**
 Heating: **Boiler, In Floor, Natural Gas**
 Sewer: **Septic System**
 Ext Feat: **Built-in Barbecue, Fire Pit, Private Entrance, Private Yard**

Construction: **Composite Siding, Stone, Wood Frame**
 Flooring: **Hardwood, Slate, Vinyl**
 Water Source: **Co-operative**
 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
2pc Bathroom	Main	7`1" x 6`7"
5pc Ensuite bath	Main	14`1" x 17`1"
Breakfast Nook	Main	13`3" x 14`1"
Family Room	Main	17`9" x 14`7"
Kitchen	Main	20`9" x 18`2"

Room	Level	Dimensions
3pc Ensuite bath	Main	11`1" x 4`11"
Bedroom	Main	12`10" x 13`6"
Dining Room	Main	12`10" x 14`7"
Foyer	Main	6`7" x 9`10"
Laundry	Main	16`9" x 11`7"

Living Room	Main	10`6" x 11`0"	Bedroom - Primary	Main	18`7" x 18`8"
Walk-In Closet	Main	6`6" x 10`4"	Walk-In Closet	Main	6`7" x 11`9"
3pc Ensuite bath	Upper	4`10" x 9`0"	Bedroom	Upper	10`2" x 13`6"
2pc Bathroom	Basement	5`6" x 7`0"	5pc Bathroom	Basement	6`3" x 15`11"
Other	Basement	11`2" x 11`3"	Bedroom	Basement	16`11" x 15`11"
Bedroom	Basement	12`5" x 10`7"	Exercise Room	Basement	12`0" x 17`11"
Office	Basement	8`2" x 8`2"	Game Room	Basement	45`6" x 33`10"
Media Room	Basement	15`2" x 10`6"	Furnace/Utility Room	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 this exquisite property nestled in the prestigious gated Square Butte Ranch community, famed for its equestrian lifestyle and outdoor adventures. This luxurious executive bungalow, offering a perfect escape for weekend retreats or full-time living, spans 5,147 SQ FT and sits on a tranquil 3.98-acre lot. As you enter, the home envelops you in a sense of serenity, offering a peaceful retreat from the everyday. The main floor impresses with soaring 11-foot ceilings and floor-to-ceiling windows that capture breathtaking panoramic views. The custom cherry kitchen, crafted for the culinary enthusiast, features a massive 12-foot island, premium Miele and Viking stainless steel appliances, and flows into a formal dining room, cozy breakfast nook, and a living room with a striking stone fireplace. The elegant primary suite includes a spa-inspired ensuite with a corner tub, walk-in shower, dual vanity, double walk-in closets, and access to the expansive wrap-around deck. The fully finished walkout basement, with 10-foot ceilings, offers a versatile space with a games room, theater, wet bar, 200-bottle wine cellar, gym, office, two additional bedrooms, and a four-piece bath. A private upstairs loft serves as a bonus bedroom with its own three-piece bath. The oversized heated triple garage, equipped with 8-foot doors, is perfect for vehicles, toys, and sports gear. Designed with outdoor living in mind, this home boasts numerous covered spaces, including a wrap-around deck with a built-in BBQ and gas fireplace, a cozy patio with a hot tub, a fire pit, and a beach volleyball court that can be easily converted into a hockey rink, garden, or riding area. Square Butte Ranch spans 480 acres of communal land, offering a professionally managed equestrian center, barns, pastures, paddocks, an arena, saloon, gym, disc golf, and ponds for fishing, skating, and hockey. Proximity to Kananaskis Country and McLean Creek provides access to countless outdoor activities, from hiking to cycling, snowshoeing, and more. This prime location also offers quick access to Millarville, Bragg Creek, Elbow Falls, and the Rockies, with downtown Calgary just 40 minutes away. Contact us today for more details, including a virtual tour, floor plans, and a property video. Discover all that "The Gathering" has to offer!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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