



GRASSROOTS
REALTY GROUP

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25 CHINOOK Ridge
Rural Foothills County, Alberta

MLS # A2294011



\$2,175,000

Division:	Square Butte		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,163 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Gra		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Seclu		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 714
Basement:	Full	LLD:	20-21-4-W5
Exterior:	Composite Siding, Post & Beam, Stone	Zoning:	REC
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Tv Wall Mounts, Hot Tub, Smart Home components, Alarm Hardware & Cameras.

This SPECTACULAR LIFESTYLE Property is the PERFECT ESTATE for the AVID OUTDOORSMAN located in the gated community of Square Butte Ranches on 1.98 ACRES w/BREATHTAKING — UNINTERRUPTED — MOUNTAIN VIEWS + a LUSH, TREED YARD!! This AWARD-WINNING 1.5 Story home blends MODERN FARMHOUSE + OLD-WORLD CHARM, offering 3,318 Sq. Ft. of DEVELOPED LIVING SPACE, 4 Bedrooms, 3.5 Bathrooms, WALK-OUT Basement, Home Gym, Guest Quarters + ATTACHED TRIPLE GARAGE + ’ doors (TRUCK + BOAT). It's STUNNING CURB APPEAL has Hardie Board siding, Stone accents + NATURAL WOOD pillars. An incredible backyard feat. a WRAP-AROUND Deck w/MOUNTAIN VIEWS, STONE-CLAD WOOD-BURNING Fireplace, OUTDOOR DINING, DUAL GAS BBQ LINE + a HOT TUB!! Inside this “IMMACULATE” home, you’re welcomed by ’ knockdown ceilings, rich wide-plank hardwood flooring + a neutral colour palette throughout, thoughtfully incorporating both NEW + VINTAGE elements. Off the foyer is a private office feat. CUSTOM BUILT-INS, along + a 2 PC bath for guests. The striking BLACK-FRAMED Windows in living room capture the MOUNTAIN VIEWS, as well as a STUNNING STONE-CLAD gas fireplace w/a wood mantle is a focal point + elevated TRAY CEILING for added depth + architectural interest. The SPACIOUS dining area flows seamlessly into the INCREDIBLE CHEF’S KITCHEN featuring a complete two-tone custom floor-to-ceiling cabinetry, under-cabinet lighting, a LARGE island finished in QUARTZ + a BUTCHER block extension + a farmhouse sink. Premium SS APPLIANCES include a 36” GAS RANGE w/a POT FILLER, a Venetian plaster range hood + a DOUBLE fridge. Large sliding

doors off the dining area create a seamless INDOOR-OUTDOOR LIVING experience. Archway leads to the mudroom + a built-in microwave in the BUTLER'S PANTRY, while the Laundry Room connects to the garage. The PRIMARY BEDROOM is a SERENE RETREAT has a tray ceiling + large windows that fill the space w/natural light. The SPA-INSPIRED ENSUITE showcases stone work, a freestanding tub, glass shower + dual vanity + a CUSTOM WALK-IN CLOSET w/built-in shelving + thoughtfully designed storage. A LOFT BEDROOM above the garage is ideal for GUEST QUARTERS w/a private exterior entrance + access through the garage. A partial kitchen has a farmhouse sink, microwave + mini fridge, built-in bench seating, a 3 PC bath + wardrobes. The WALK-OUT basement has a WINE ROOM w/stone wall, a SPACIOUS family room has MOUNTAIN VIEWS. A WET BAR in the flex room has cabinetry, a wine fridge + sink. A HOME GYM w/10MM glass doors, rubber flooring + mirrored wall. The 2nd + 3rd bedrooms are a GOOD SIZE, a 4 PC bath + utility/storage room. Square Butte Ranch: 480 ACRES w/Ponds + Pastures + PRIVATE Riding Trail + AMENITIES incl EQUESTRIAN FACILITY (heated barn, tack room, trailer storage, riding arena, round pen, paddocks), SALOON, gym, stocked pond, trout stream + community garden—ideal for FULL-TIME LIVING or FLEXIBLE, COME-AND-GO LIFESTYLE + direct access to Kananaskis Country: hiking, biking, trail riding + MORE!!