



**GRASSROOTS**

REALTY GROUP

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**52 Cowboy Trail  
Rural Foothills County, Alberta**

**MLS # A2296548**

**\$799,000**



<b>Division:</b>	Square Butte		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Gated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Creek/River/Stream/Pond, Meadow, No Neighbours Beh		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Co-operative, Shared Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,131
<b>Basement:</b>	Full	<b>LLD:</b>	17-21-4-W5
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	REC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Recreation Facilities, See Remarks, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Furnished-see supplement		

Some places are more than just a home. They are also a community and a lifestyle. Square Butte Ranch is one of Alberta's best kept secrets, a place where you can live your Yellowstone fantasies, but without all the pesky chores&hellip;and only 35 minutes to Calgary! This light-filled corner townhouse (attached on one side only), with a total of just under 2,400 sq. ft., is surrounded by 480 acres of rolling land in this friendly recreation community. The ranch has a 120-seat "Saloon" (community center), outdoor arena, round pen, exercise room, 5 stall barn, three ponds (fishing anyone?) and direct access to extensive trails for riding and hiking in Kananaskis and MacLean Creek off-road area. You do not need to own a horse to ride here! Before entering the home you are greeted by a recently upgraded custom front door, and side panels for light and privacy. For better aesthetic entry appeal, the current owner has installed a pocket door to the laundry room and powder room. The home is an open concept floor plan with high ceilings, three long decks, wood-burning fireplace, Brazilian cherry wood flooring throughout, and French doors on the main level as well as the finished walk-out level. A spacious, ivory-stained French Country kitchen features granite countertops and very recently upgraded appliances (fridge, cooktop, and wall oven). The space between kitchen and great room is ideal for entertaining (or your Christmas tree!). Rustic pine beams and artisan woodworking are evident throughout. The primary en-suite has a claw-foot tub with a separate tiled shower. Two tiled showers also complement the powder room and basement walk-out bathrooms, both with recently upgraded fixtures. From the rear of the home is an unobstructed view of Square Butte itself with horses grazing, wildlife and fabulous sunsets enjoyed even longer into the evening-

thanks to a large deck overhead gas heater. This home is offered beautifully furnished with an extensive list of upgrades. Some have been mentioned while other major upgrades include monitored alarm system, complete interior repaint, exterior house and garage painting, phantom screens front and back (allowing constant air flow), new roof, and new gutters. Imagine no more exterior maintenance! You can just relax ... making this home and ranch the perfect getaway property! That is if you can bring yourself to leave because, once you fall in love with life at the ranch, you might never want to! Check out the streaming video, and 3-D tour, then grab your Cowboy hat and book your showing today!