



**GRASSROOTS**

REALTY GROUP

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**15 Kicking Horse Way  
Rural Foothills County, Alberta**

**MLS # A2314360**



**\$499,000**

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**Division:** Square Butte

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**Lot Size:** 2.15 Acres

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**Lot Feat:** Backs on to Park/Green Space, Corner Lot, Environmental Reserve, Private

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**By Town:** Millarville

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**LLD:** 20-21-4-W5

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**Zoning:** REC

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**Water:** Shared Well

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**Sewer:** None

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**Utilities:** Heating None, Electricity Not, Phone Not, Water Paid For

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Gently rolling view lot with a blend of mature trees. There are several site options, each with a view including overlooking the ranch centre, but no building commitment. In the meantime, absorb the Old West atmosphere as part of the unique equestrian development of Square Butte Ranch, where residents enjoy 480 acres complete with maintenance staff, stable facilities, pasture and paddocks throughout, numerous hiking and riding trails, and a community clubhouse called "The Saloon". The development consists of 36 acreage lots and 12 townhomes, all backing onto the miles and miles of trails in Kananaskis Park, with direct access to the expansive MacLean Creek off-road area. Experience the best of country living in this beautiful community on the edge of natural reserves.