



GRASSROOTS
REALTY GROUP

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7 Ranch Road
Rural Foothills County, Alberta

MLS # A2327081



\$1,790,000

Division:	Square Butte		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,174 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Aggregate, Drive Through, Garage Door Opener, Garage		
Lot Size:	3.46 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, No Neighbours Behind, Pr		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Cedar, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Storage

Water: Cistern, Well

Sewer: Septic Field

Condo Fee: \$ 714

LLD: 17-21-4-W5

Zoning: REC

Utilities: -

Inclusions: ATTACHED shelving in the garage, Free Standing Work Table in the Shop/Studio above the garage.

Welcome to one of Southern Alberta's most unique lifestyle communities, within the prestigious foothills gated community of Square Butte Ranch. Nestled on a beautifully treed and sunny almost 3.5-acre parcel bordering the breathtaking landscapes of Kananaskis Country, this exceptional property offers a rare opportunity to enjoy peaceful country living. Thoughtfully positioned to maximize both sunshine and privacy, this warm and inviting home has been designed for comfortable everyday living and effortless entertaining. At the heart of the home is the iconic AGA range, creating a welcoming gathering place that anchors the spacious kitchen and living areas. A stunning wood-burning fireplace adds warmth and character, while the flexible floor plan provides multiple spaces for entertaining, working from home, hobbies, or accommodating family and guests. Heated floors on all three levels ensure year-round comfort, and large windows frame picturesque views of the surrounding forest, abundant wildlife, and natural beauty. Outdoor living is equally impressive with an expansive wraparound deck, beautifully landscaped grounds, mature trees, and exceptional privacy. Whether hosting family gatherings or welcoming weekend visitors, you'll appreciate the abundant parking, including plenty of room for guests, and recreational vehicle storage. A heated detached triple garage with a studio/workshop with wood stove above offers endless possibilities for artists, hobbies, a home office or fitness space, while a large storage shed provides additional room for outdoor equipment and seasonal storage. Lovingly maintained by the current owners, the home has benefited from numerous recent improvements, including interior painting, new carpeting, updated lower-level bathroom flooring, a new on-demand hot water system, roof maintenance with ice protection, garage

electrical upgrades, septic servicing, annual deck maintenance, providing peace of mind for years to come. Square Butte Ranch is one of Alberta's most exceptional gated communities, encompassing approximately 480 acres with direct access to Kananaskis Country. Residents enjoy beautifully maintained walking trails, a community clubhouse with commercial kitchen, fitness space, ponds, fire pits, year-round road maintenance, water treatment services. Equestrian amenities are available for those interested. This property will appeal to homeowners seeking privacy, security, recreation opportunities and an extraordinary lifestyle surrounded by nature. Whether you're retired, working remotely, or simply looking to embrace a quieter pace of life, this is a rare opportunity to own a remarkable home in a community where people don't just escape for the weekend—they choose to live year-round. Located just a short drive to Bragg Creek, Diamond Valley, Okotoks and Calgary, this is foothills living at its finest.