



GRASSROOTS
REALTY GROUP

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26 Chinook Ridge
Rural Foothills County, Alberta

MLS # A2347955



\$1,299,000

Division:	Square Butte		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,762 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	1.48 Acres		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Low Maintenance Lands		

Heating:	In Floor, Natural Gas, Radiant	Water:	See Remarks, Shared Well
Floors:	Concrete, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	\$ 714
Basement:	Full	LLD:	20-21-4-W5
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	REC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: hot tub, planters, window coverings, ceiling fans

If Square Butte Ranch were a court, this home might well be its king-perched high on its hilltop, beneficently watching over the lands below. This architecturally daring and enviably positioned house is also recently constructed, having only been finished a short time ago. The daring angles and large windows of this home reflect the terrific views and big Alberta skies they blend into. This Linwood Custom home with a total developed space of about 3150 sq. ft., last house on the street, also enjoys unparalleled privacy. Entering the home, you'll notice the towering black Rundle stone fireplace, and sleek Maple flooring. The soaring ceilings offer space and light, leading to a modern kitchen with beautiful granite countertops and high-end appliances. There is a convenient main floor laundry/mudroom leading to a back deck with hot tub and views of the foothills. The asymmetrical primary retreat has its own private balcony, as well as walk-in closet and ensuite bath. The other bedroom on this floor also has an ensuite which makes it perfect for visitors! But the coolest room is an elevated solarium with windows on three sides giving it a tree house feel- a perfect reading, craft or music room. The house is heated with radiant in-floor heat which makes the glossy finished concrete floor on the lower walk-out level so comfortable. There is also a home gym, large mudroom/rec room area, third bedroom, 3-piece bath, and a home office. The walk-out leads towards the spacious detached double garage behind the home, and the courtyard that offers plenty of room for other storage and activities. Square Butte Ranch is one of Alberta's best kept secrets, a friendly recreational community surrounded by 480 acres of rolling land. Here you can feel like you are away from it all but still have friends within easy reach. The ranch has a 120-seat "Saloon" (community center),

outdoor arena, round pen, exercise room, 5 stall barn and 4 holding pens, three ponds (fishing anyone?) and direct access to extensive trails for riding and hiking in Kananaskis and MacLean Creek off-road area. There is so much to appreciate here, check out the 3-D tour and streaming video, and then come visit the Ranch!