

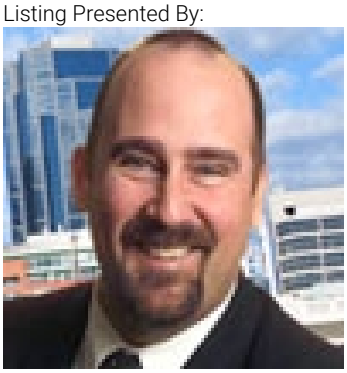
1 Moose Hollow Rural Foothills County Alberta

$1,220,000

Square Butte Ranch is where luxury meets the spirit of the Foothills. Tucked into the rolling hills of this sought-after gated community, this exceptional walkout bungalow offers a rare opportunity to own a turnkey country retreat, complete with furniture, kitchenware, and linens. Simply arrive, unpack, and start enjoying one of Southern Alberta's most unique lifestyle properties. Set on 1.82 beautifully treed acres with breathtaking views, this custom-built bungalow is perfectly positioned within Square Butte Ranch, a private 480-acre recreational community bordering Kananaskis Country. Widely regarded as one of Southern Alberta's best-kept secrets, the 48-unit community offers an extraordinary lifestyle with acres of common area lands with maintenance staff, walking trails and a welcoming community clubhouse known as "The Saloon." Owners who have horses have the option of joining the Ranch Club and applying to board for their horses on the common area lands at reasonable costs, making it an exceptional opportunity for many horse enthusiasts. Existing equestrian amenities include an outdoor sand arena and round pen as well as fenced grazing pastures. The development consists of just 36 acreage properties and 12 townhomes, all benefiting from direct access to miles of hiking and riding trails extending into Kananaskis Country, as well as the expansive MacLean Creek off-road area. Whether you enjoy hiking, fishing, wildlife watching, horseback riding or simply soaking in the beauty of Alberta's foothills, the lifestyle here is second to none. Blending naturally into the surrounding landscape, the home captures the warmth and romance of classic mountain architecture while offering nearly 4,000 sq. ft. of developed living space. A wrap-around covered deck invites you to slow down and take in the peaceful setting, while vaulted ceilings, expansive windows, and a stunn...

3pc Bathroom Measurements not available
Other 10.00 Ft x 5.33 Ft
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Bedroom 15.67 Ft x 12.17 Ft
Laundry room 11.92 Ft x 4.75 Ft
Recreational, Games room 33.42 Ft x 32.08 Ft
Bedroom 19.42 Ft x 12.00 Ft
3pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Bedroom 10.50 Ft x 10.83 Ft
Dining room 19.67 Ft x 20.08 Ft
Kitchen 13.58 Ft x 14.33 Ft

Listing Presented By:



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Storage 4.42 Ft x 8.75 Ft

Furnace 16.33 Ft x 20.83 Ft

Wine Cellar 8.33 Ft x 10.67 Ft

Living room 35.75 Ft x 21.50 Ft

Office 10.67 Ft x 10.75 Ft

Primary Bedroom 14.25 Ft x 19.33 Ft