



## 26 Chinook Ridge Rural Foothills County Alberta

\$1,299,000

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 a...

Recreational, Games room 32.08 Ft x 19.83 Ft

Office 9.42 Ft x 9.33 Ft

Exercise room 15.08 Ft x 9.75 Ft

Bedroom 15.50 Ft x 10.50 Ft

3pc Bathroom 8.58 Ft x 8.50 Ft

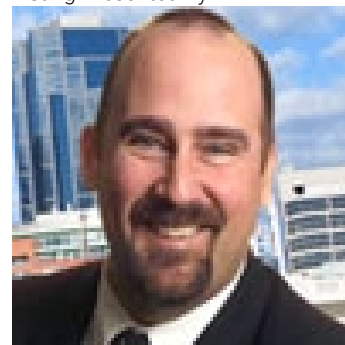
Bedroom 12.25 Ft x 14.92 Ft

Dining room 13.67 Ft x 10.92 Ft

Kitchen 12.75 Ft x 19.83 Ft

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Listing Presented By:



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3pc Bathroom 10.08 Ft x 5.92 Ft  
Storage 23.00 Ft x 9.92 Ft  
2pc Bathroom 5.92 Ft x 5.58 Ft  
3pc Bathroom 7.92 Ft x 5.08 Ft

Laundry room 8.00 Ft x 9.25 Ft  
Living room 16.75 Ft x 14.92 Ft  
Primary Bedroom 12.08 Ft x 19.42 Ft  
Sunroom 14.67 Ft x 10.50 Ft