

**25 CHINOOK Ridge**  
**Rural Foothills County, Alberta**

**MLS # A2294011**



**\$2,175,000**

<b>Division:</b>	Square Butte		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,163 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Gra		
<b>Lot Size:</b>	1.98 Acres		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Seclu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 714
<b>Basement:</b>	Full	<b>LLD:</b>	20-21-4-W5
<b>Exterior:</b>	Composite Siding, Post & Beam, Stone	<b>Zoning:</b>	REC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone

**Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Smart Home, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Tv Wall Mounts, Hot Tub, Smart Home components, Alarm Hardware & Cameras.

This SPECTACULAR LIFESTYLE Property is the PERFECT ESTATE for the AVID OUTDOORSMAN located in the gated community of Square Butte Ranches on 1.98 ACRES w/BREATHTAKING &mdash; UNINTERRUPTED &mdash; MOUNTAIN VIEWS + a LUSH, TREED YARD!!! This AWARD-WINNING 1.5 Story home blends MODERN FARMHOUSE + OLD-WORLD CHARM, offering 3,318 Sq. Ft. of DEVELOPED LIVING SPACE, 4 Bedrooms, 3.5 Bathrooms, WALK-OUT Basement, Home Gym, Guest Quarters + ATTACHED TRIPLE GARAGE + &rsquo; doors (TRUCK + BOAT). It's STUNNING CURB APPEAL has Hardie Board siding, Stone accents + NATURAL WOOD pillars. An incredible backyard feat. a WRAP-AROUND Deck w/MOUNTAIN VIEWS, STONE-CLAD WOOD-BURNING Fireplace, OUTDOOR DINING, DUAL GAS BBQ LINE + a HOT TUB!!! Inside this &ldquo;IMMACULATE&rdquo; home, you&rsquo;re welcomed by &rsquo; knockdown ceilings, rich wide-plank hardwood flooring + a neutral colour palette throughout, thoughtfully incorporating both NEW + VINTAGE elements. Off the foyer is a private office feat. CUSTOM BUILT-INS, along + a 2 PC bath for guests. The striking BLACK-FRAMED Windows in living room capture the MOUNTAIN VIEWS, as well as a STUNNING STONE-CLAD gas fireplace w/a wood mantle is a focal point + elevated TRAY CEILING for added depth + architectural interest. The SPACIOUS dining area flows seamlessly into the INCREDIBLE CHEF&rsquo;S KITCHEN featuring a complete two-tone custom floor-to-ceiling cabinetry, under-cabinet lighting, a LARGE island finished in QUARTZ + a BUTCHER block extension + a farmhouse sink. Premium SS APPLIANCES include a 36&rdquo; GAS RANGE w/a POT FILLER, a Venetian plaster range hood + a DOUBLE fridge. Large sliding

doors off the dining area create a seamless INDOOR-OUTDOOR LIVING experience. Archway leads to the mudroom + a built-in microwave in the BUTLER'S PANTRY, while the Laundry Room connects to the garage. The PRIMARY BEDROOM is a SERENE RETREAT has a tray ceiling + large windows that fill the space w/natural light. The SPA-INSPIRED ENSUITE showcases stone work, a freestanding tub, glass shower + dual vanity + a CUSTOM WALK-IN CLOSET w/built-in shelving + thoughtfully designed storage. A LOFT BEDROOM above the garage is ideal for GUEST QUARTERS w/a private exterior entrance + access through the garage. A partial kitchen has a farmhouse sink, microwave + mini fridge, built-in bench seating, a 3 PC bath + wardrobes. The WALK-OUT basement has a WINE ROOM w/stone wall, a SPACIOUS family room has MOUNTAIN VIEWS. A WET BAR in the flex room has cabinetry, a wine fridge + sink. A HOME GYM w/10MM glass doors, rubber flooring + mirrored wall. The 2nd + 3rd bedrooms are a GOOD SIZE, a 4 PC bath + utility/storage room. Square Butte Ranch: 480 ACRES w/Ponds + Pastures + PRIVATE Riding Trail + AMENITIES incl EQUESTRIAN FACILITY (heated barn, tack room, trailer storage, riding arena, round pen, paddocks), SALOON, gym, stocked pond, trout stream + community garden—ideal for FULL-TIME LIVING or FLEXIBLE, COME-AND-GO LIFESTYLE + direct access to Kananaskis Country: hiking, biking, trail riding + MORE!!!