

1 Moose Hollow
Rural Foothills County, Alberta

MLS # A2314729



\$1,220,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,012 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.82 Acres		
Lot Feat:	Front Yard, Irregular Lot, Landscaped, Lawn, Many Trees, Native Plants, No B		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Cistern, Shared Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	\$ 716
Basement:	Full	LLD:	17-21-4-W5
Exterior:	Wood Siding	Zoning:	REC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Pantry, Storage		

Inclusions: refrigerator in kitchen, bar mini fridge, small chest freezer in garage, wine storage fridge, dishwasher, Wolf gas range, range hood, premium gas BBQ, charcoal BBQ, shelving in garage, garage controls, all window coverings, most furniture, most small appliances, linens, dishes, cookware, stemware

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

stunning floor-to-ceiling wood-burning stone fireplace create an unforgettable first impression. The spacious kitchen features imported cabinetry, high-end appliances, a huge pantry, and exceptional flow for both entertaining and everyday living. Rich natural materials including cedar railings and softwood flooring add warmth and authenticity throughout the home. The thoughtful bungalow layout includes a spacious master bedroom and ensuite bathroom on the main level, plus a main level office, second bedroom and bathroom. The fully developed walkout basement offers a large recreation/entertainment space, two additional bedrooms and an additional bathroom with and plenty of room for family and guests. Outside, mature trees, privacy, and view of the common area that will never be developed creates a setting that feels wonderfully secluded, yet remains within easy reach of Calgary, Okotoks, Bragg Creek, and Millarville.