\$1,199,900 - 11 Black Bear Lane, Rural Foothills County

MLS® #A2251872

\$1,199,900

4 Bedroom, 3.00 Bathroom, 2,171 sqft Residential on 1.80 Acres

Square Butte, Rural Foothills County, Alberta

Stunning Foothills Retreat in Square Butte Ranch. Nestled in the rolling hills of Foothills County, just north of Millarville, this exceptional 1.8-acre property sits proudly atop Black Bear Lane in the highly sought-after Square Butte Ranch community. This private, gated, bare-land condominium offers a rare blend of country living with the conveniences of shared water access and community standards that preserve the beauty and quality of the area. Perched on the crest of the hill, the home is designed to take full advantage of its setting. From the expansive wrap-around deck, you can enjoy breathtaking panoramic views of the valley and surrounding foothills, making for peaceful mornings and unforgettable sunsets. Inside, this inviting split-level home offers over 2,100 square feet of living space plus a fully developed walkout basement. The heart of the home is the open-concept living room, anchored by a striking floor-to-ceiling stone wood-burning fireplace with a decorative oversized mantle. Natural light fills the space, enhancing the warmth and charm of this country retreat. The spacious primary suite is conveniently located on the main level, featuring a five-piece ensuite and serene views. The kitchen offers a functional layout with a central island and abundant windows framing the stunning landscape. A private den on this level provides an ideal work-from-home or reading space. The walkout basement, recently renovated, offers even more living space with a second fireplace (gas), a large







recreation room, an additional den, cold room, bonus room, and generous storage areas, including dual utility rooms supporting the home's water and heating systems.

Whether you are raising a family or seeking a tranquil country lifestyle, this home delivers comfort, functionality, and beauty in equal measure. Square Butte Ranch is more than a communityâ€"it is a lifestyle, offering residents the serenity of country living with the confidence of shared amenities and well-maintained standards.

Built in 1996

Essential Information

MLS® # A2251872 Price \$1,199,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,171

Acres 1.80

Year Built 1996

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey Split

Status Active

Community Information

Address 11 Black Bear Lane

Subdivision Square Butte

City Rural Foothills County

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County Foothills County

Province Alberta
Postal Code T0L 0K0

Amenities

Amenities None

Parking Spaces

Parking Additional Parking, Double Garage Attached, Driveway, Gravel Driveway

of Garages 2

Interior

Interior Features Beamed Ceilings, Granite Counters, Kitchen Island

Appliances Dishwasher, Electric Cooktop, Microwave, Refrigerator, Oven-Built-In

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Basement, Gas, Living Room, Mantle, Stone, Tile, Wood Burning

Has Basement Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features Garden, Storage

Lot Description Garden, Irregular Lot, Views, Many Trees, Sloped Down

Roof Cedar Shake

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 27th, 2025

Days on Market 52

Zoning REC

HOA Fees 540

HOA Fees Freq. MON

Listing Details

Listing Office TREC The Real Estate Company

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