

# \$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 community—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
County	Foothills County
Province	Alberta
Postal Code	T0L 0K0

### Amenities

Amenities	None
Parking Spaces	8

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	34
Zoning	REC
HOA Fees	540
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	TREC The Real Estate Company
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