

\$1,120,000 - 292143 Butte Valley Estates, Rural Rocky View County

MLS® #A2089731

\$1,120,000

4 Bedroom, 3.00 Bathroom, 1,483 sqft
Residential on 4.57 Acres

Butte Valley Estates, Rural Rocky View County, Alberta

WHERE WILL YOU GET 4.57 ACRES CLOSE TO EVERYTHING BUT STILL VERY PRIVATE. LOCATION LOCATION !!!

Welcome to your dream Property located in a prime location near the bustling City of Calgary and the City of Airdrie This lovely home sits on a sprawling 4.57 acre lot and offers a perfect blend of tranquility and convenience. Hill top location features nice panoramic city and mountain views .You are just minutes away from shopping at the Cross Iron Mills Mall, Airdrie and Calgary Hill top 1,483 sq .ft. walkout bungalow on 4.5 acres located in the Balzac ASP area, and close to Cross Iron Mills mall and the developing Balzac area. Main level features a stone-face two-sided fireplace open to the great room, kitchen and dining area. Three bedrooms up with a full bath, including a spacious Master suite with his/her closets and Ensuite bath. Sunny, south-backing walkout level has a large games room, media room, a large bedroom, three piece bath, and large laundry room. Lots of parking in the circular driveway and triple garage. Fenced for animals, with a good Well and Rocky View Water Co-op close if you required a hook up if you subdivide. Lot is subdividable with the Home perfectly located to make the treed driveway a perfect cut off for the subdivision. Walkout basement provides easy access to the beautiful outdoors and



plenty of natural light, The spacious three car garage is perfect for a car enthusiast or extra storage, This property is not only a home but an opportunity to embrace the serenity of country living with the convenience of urban amenities. Don't miss the chance to make this fantastic location your own. A Kennel, a bed and breakfast, Horses, for example would work on this property

Built in 1991

Essential Information

MLS® #	A2089731
Price	\$1,120,000
Sold Price	\$1,030,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,483
Acres	4.57
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow, Up/Down
Status	Sold

Community Information

Address	292143 Butte Valley Estates
Subdivision	Butte Valley Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 0N2

Amenities

Utilities	Natural Gas Paid, Electricity Connected, Electricity Paid For, Natural Gas Connected, Phone Connected, Sewer Connected, Water Paid For, Water Connected
Parking Spaces	6

Parking	Garage Door Opener, Gravel Driveway, Triple Garage Detached
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Interior

Interior Features	No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Living Room, See Through, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Gazebo, Lawn, Pasture, Rectangular Lot, Sloped, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	October 25th, 2023
Date Sold	February 12th, 2024
Days on Market	110
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	STONEMERE REAL ESTATE SOLUTIONS
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