

\$1,715,000 - 263047 Range Road 293, Rural Rocky View County

MLS® #A2099343

\$1,715,000

3 Bedroom, 3.00 Bathroom, 2,206 sqft
Residential on 1.98 Acres

Butte Valley Estates, Rural Rocky View County, Alberta

"Welcome to your dream oasis nestled on a sprawling 2-acre lot only minutes away from Calgary and Airdrie! This meticulously designed 3-bedroom, 2.5-bathroom bungalow is a harmonious blend of luxury, comfort, and functionality. As you approach, the manicured landscaping and grandeur of the property immediately capture your attention. The 2201 sq ft above-ground living space effortlessly expands into a total of 3950 sq ft of finished living space, ensuring every inch of this residence is utilized to perfection. Step inside, and you'll be greeted by a seamless fusion of tile and hardwood flooring throughout the entire house, providing an elegant and cohesive aesthetic. The attached triple car garage, equipped with two separate man doors, offers both convenience and security. Enter through one of the man doors into a thoughtfully designed laundry/mud room, seamlessly connecting to a versatile flex room with its own separate outside entrance – a perfect space for a home office or hobby room. The heart of this home lies in its chef's kitchen, accessed through a butler's pantry, and adorned with a gas cooktop stove, wall mount oven, microwave, and ample cupboard storage. A stunning two-way gas fireplace separates the kitchen and living room, creating an inviting atmosphere for cozy evenings. Indulge in the luxury of the large master suite,



boasting its own access to the rear deck, a 5-piece ensuite bathroom with a heated steam shower, and a walk-in closet with built-in shelving. Off the front entrance you will find a spacious front office with oversized windows letting in ample natural light. Venture downstairs to discover a flex room/home gym, a generous rec room and family room, complemented by a fully equipped bar area, and in-floor heating throughout. Two additional bedrooms and a full bathroom downstairs provide privacy and comfort for guests or family members. The exterior is a haven of relaxation and recreation, featuring not one, but two detached heated shops, each measuring 30' x 40' with 16-foot-high ceilings and 14-foot-high garage doors. The shop to the east even comes with its own 2-piece bathroom – a true craftsman's dream. The property's outdoor allure is further enhanced by a kidney-shaped inground heated pool, complete with a powered track cover and waterslide, offering the perfect escape during warm summer days. A fully paved driveway ensures ample parking for you and your guests. This is more than a home; it's a lifestyle. Don't miss your chance to own this masterpiece of modern living, where luxury meets functionality, providing the serenity of acreage living with the convenience of city living a short drive away. Your dream property awaits – seize the opportunity to make it yours!"

Built in 2015

Essential Information

MLS® #	A2099343
Price	\$1,715,000
Sold Price	\$1,700,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,206
Acres	1.98
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	263047 Range Road 293
Subdivision	Butte Valley Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 0N4

Amenities

Parking	Triple Garage Attached
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Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Tankless Hot Water, Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Paved, Treed
Roof	Asphalt Shingle

Construction	Composite Siding, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 2nd, 2024
Date Sold	February 2nd, 2024
Days on Market	30
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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