

# \$1,375,000 - 292185 Township Road 264, Rural Rocky View County

MLS® #A2183266

**\$1,375,000**

4 Bedroom, 3.00 Bathroom, 1,690 sqft  
Residential on 2.04 Acres

Butte Hills, Rural Rocky View County, Alberta

An automotive enthusiasts (or woodworkers) dream! Massive finished shop, fully insulated with 12' ceilings, epoxy finished floor, and wired for 220v. Large heated oversized triple attached garage with a second floor mezzanine for storage. Attached garage includes a 4 post drive on hoist and 220v too! With 9' ceilings on the main floor and large windows, this home is open and bright throughout. Recently renovated kitchen, with custom cabinetry, hidden appliances, and an abundance of storage. The large quartz waterfall island and counter are perfect for entertaining or bringing out your inner chef. A multi-level deck with partial coverage and exposed aggregate patio are perfect for summer evenings. The aluminum and glass railings allow your views of this luxurious setting to be fully enjoyed. The firepit area is perfect for roasting marshmallows or sharing stories with friends and family. Gardeners, there is also more than enough to fulfill your dreams, with multiple areas of garden space available, obvious care and time has been invested already! Trees are abundant throughout the property, and add to the privacy from the beginning of summer through autumn. Main floor den/office is perfect for those that work remote or from home. Main floor laundry room with cabinetry is always a bonus, being only a few steps from the master suite is priceless! The basement bedrooms are



very large providing room for all needs.

Built in 2000

### **Essential Information**

MLS® #	A2183266
Price	\$1,375,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,690
Acres	2.04
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	292185 Township Road 264
Subdivision	Butte Hills
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T8B 1N3

### **Amenities**

Parking Spaces	10
Parking	Parking Pad, Quad or More Detached, RV Access/Parking, Triple Garage Attached
# of Garages	7

### **Interior**

Interior Features	Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 13th, 2024
Days on Market	109
Zoning	R-CRD

### **Listing Details**

Listing Office	ComFree
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