\$2,325,000 - 262222 Range Road 293, Rural Rocky View County

MLS® #A2201891

\$2,325,000

7 Bedroom, 8.00 Bathroom, 5,672 sqft Residential on 2.00 Acres

Butte Hills, Rural Rocky View County, Alberta

Welcome to Your Dream Acreage Home in the Prestigious Butte Hills!

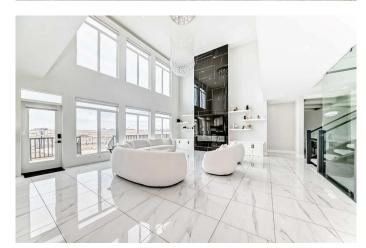
Step into the epitome of luxury and comfort with this exceptional two-storey estate, offering an impressive seven bedrooms and 7.5 bathrooms, including five exquisite ensuites. Whether you're looking to entertain or simply spread out in style, this home is the ultimate retreat for family living.

From the moment you arrive, you'II be greeted by an elegant, gated entrance, providing enhanced privacy and security for you and your loved ones, with a 6-foot chain-link fence surrounding the entire property. Inside, enjoy gleaming porcelain tile heated floors, towering 9-foot ceilings on every level, and an open-concept floor plan flooded with natural light through oversized windows. The heart of the home, the gourmet kitchen, showcases endless quartz countertops, top-of-the-line stainless steel appliances, and a walk-in pantryâ€"every chef's dream. And don't forget the spice kitchen, perfect for tackling your culinary creations without disrupting the main space.

The spacious great room with its stunning electric fireplace offers the perfect atmosphere for gatherings, while the large dining area features a door that leads directly to an over







45-foot deck, ideal for outdoor entertaining.

Your private master suite is the ultimate retreat, featuring a 6-piece ensuite, dual vanities, and a massive walk-in closet. Upstairs, a huge bonus room and top-floor laundry elevate convenience and luxury.

The fully finished basement offers ample space with a large entertainment area, two additional bedrooms, two full bathrooms, and a well-appointed kitchen. One side of the basement also includes a side entrance, providing easy access and additional privacy. Additionally, the basement features a game room or potential theatre room, adding even more options for entertainment or relaxation.

For modern living, this home includes Starlink internet, Wi-Fi extenders throughout, and a CCTV security system for peace of mind. Other thoughtful upgrades include heated floors throughout the main level, basement, and both primary bathrooms, a heated garage, a dog wash station, and a septic system that was serviced in 2024, ensuring trouble-free use for years to come.

Not only does this home offer privacy and security, but its location is unbeatableâ€"just 5 minutes from both Airdrie and Calgary, and minutes from CrossIron Mills Shopping Centre, Costco, and only a quick 21-minute drive to downtown Calgary. With both water co-op and well systems in top condition, this home is move-in ready for the discerning buyer. And with two air-conditioning units, the home stays cool and comfortable all year round.

Don't let this rare opportunity pass you byâ€"schedule your private viewing today!

Essential Information

MLS® # A2201891 Price \$2,325,000

Bedrooms 7
Bathrooms 8.00
Full Baths 7

Half Baths

Square Footage 5,672
Acres 2.00
Year Built 2021

Type Residential Sub-Type Detached

1

Style 2 Storey, Acreage with Residence

Status Active

Community Information

Address 262222 Range Road 293

Subdivision Butte Hills

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T0M 0E0

Amenities

Utilities Electricity Connected, Natural Gas Connected, Water Connected

Parking Triple Garage Attached

of Garages 6

Interior

Interior Features Bar, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings,

Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows,

Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Built-In Oven, Built-In Refrigerator, Convection Oven,

Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Stove,

Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Central, High Efficiency, In Floor, Forced Air

Cooling Full Fireplace Yes

of Fireplaces 2

Fireplaces Electric

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Fire Pit, Private Yard, Barbecue

Lot Description Cleared, Many Trees, Views

Roof Asphalt Shingle

Construction Composite Siding, Manufactured Floor Joist, Stone, Wood Frame, Silent

Floor Joists

Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2025

Days on Market 21 Zoning R1

Listing Details

Listing Office eXp Realty

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