



**GRASSROOTS**  
REALTY GROUP

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**251203 Sunshine Road**  
**Rural Rocky View County, Alberta**

**MLS # A2231622**



**\$3,999,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,082 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.00 Acres		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-Rur
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home		

**Inclusions:** none

SELLER APPLIED IN 2024 TO REDESIGNATE THE SUBJECT 3 ACRE LAND TO LIVE-WORK (S-FUD) LAND USE,RECENT MEETING WITH THE ROCKY VIEW WAS jUNE 17TH.2025 AND THEY APPROVED THEIR APPLICATION TO MATCH THE NEIGHBORS LAND USE ,WHICH IS S-FUD,WHICH TRANSLATES TO 50% COMMERCIAL AND 50 % RESIDENTIAL,NEXT BOARD MEETING IS IN SEPTEMBER AND SELLER IS TOLD BY THE DESIGNER THAT VOTING WILL HAPPEN IN OTCTOBER TO GRANT THE SELER S-FUD STAUS FOR THIS LAND,RIGHT AFTER THAT , ROCKY VIEW WILL START AN ASP PROCESS . ALMOST 3100 SQURE FEET HOUSE IS VERY NICE AND CLEAN,TOTAL OF 5 BEDROOMS,4 BEDROOMS UPSTAIRS,MASTER WITH 5PCE BATH EN SUITE,WALK IN CLOSET AND 3 OTHER GOOD SIZE BEDROOMS WITH COMMON BATHROOM.MAIN FLOOR BEDROOM,FULL BATH ROOM. LAUNDRY ROOM WITH LAUNDRY SINK,LARGE LIVING AND DINING,BEAUTIFULL KITCHEN WITH ISLAND AND BREAKFAST BAR, GRANITE COUNTER TOPS,FAMILY ROOM WITH BUILT IN SHELVES,HIGH CEILING IN THE LIVING AREA,BASEMENT IS UNFINISHED WITH 4 LARGE WINDOWS,BRAND NEW 2 FURNACES ,HOT WATER TANK AND TRIPLE CAR GARAGE. THERE 3 SHOPS ,1000 SQUARE FEET EACH,TOTAL OF 3000 SQURE FEET, 2 SHOPS ARE CURRENTLY LEASED UNTIL DEC.2025,ONE SHOP OWNER IS OPEARTING AS AN CAR REAPIR SHOP WITH 200 SQURE FEET MEZZANINE,HALF BATH AND SMALL OFFICE SPACE. EXCELLENT OPPORTUNITY FOR THE TRUCKING BUSINESS WITH GRAVELED YARD ,HAS AN ACCESS FROM THE 100 STREET AND AS WELL AS THE HOUSE GOT ACESS FROM THE SUNSHINE ROAD. EASY ACCESS TO

STONEY TRAIL AND COUNTRY HILL BLVD.