



GRASSROOTS

REALTY GROUP

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263236 Range Road 293
Rural Rocky View County, Alberta

MLS # A2283360



\$1,975,950

Division:	Butte Hills		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,797 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Many Trees, Paved, Secluded, Treed		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage		
Inclusions:	pool table		

Welcome to your dream home nestled in the tranquil community of Butte Hills! This exceptional 4-acre property offers the perfect blend of rural serenity and country charm, featuring over 5400 sq ft total of living space. A thoughtfully designed layout offers ample room for family gatherings, entertaining, and everyday living. The open-concept layout seamlessly connects the kitchen, dining, and living areas, creating a warm and inviting atmosphere. The chef's kitchen is a culinary delight, featuring stainless steel appliances, granite countertops, custom cabinetry, and a large island with an abundance of seating. Enjoy the elegance of the private, formal dining room which is an ideal space for special gatherings or meetings. The living room is an ideal place to relax after a long day in front of a roaring wood burning fire. Completing the main floor is a full laundry room, 3 piece bathroom and a dedicated office space offering a quiet and productive environment ideal for remote work or study. Both the main floor office and dining room can easily be converted into additional bedrooms. Upstairs, the master suite is a private retreat with a spa-like ensuite bathroom, complete with a soaking tub, shower and walk-in closet larger than most master bedrooms! Two additional generously sized bedrooms provide comfort and privacy; the secondary room even has a wood burning fireplace! The fully finished walk-up basement offers a private, separate entrance which includes a large games room, home theater, oversized fourth bedroom with 3 piece en-suite and additional storage. The heated attached triple car garage is finished with epoxy flooring and offers a secured space for your vehicles. A heated quonset offers approximately 1600sqf; ideal for storage, hobbies, mechanic or car collector; there is even a lift which can be included in the purchase. The property boasts a large wrap

around deck (21' x 48 off the back of the home), perfect for summer barbecues and outdoor dining, as well as a 6 person hot tub. This estate is a rare find in Butte Hills, offering a peaceful country lifestyle with easy access to urban amenities. RECENT UPGRADES- new 50 year shingles replaced in 2025, upgraded boiler system in 2026, both hot water tanks replaced in 2025 and furnace and duct cleaning completed in 2025. Don't miss the opportunity to make this stunning property your forever home. Contact us today to schedule a private viewing!