



GRASSROOTS
REALTY GROUP

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263140 Butte Hills Way
Rural Rocky View County, Alberta

MLS # A2308600



\$1,475,000

Division:	Butte Hills		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,611 sq.ft.	Age:	2000 (26 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Asphalt, Driveway, Front Drive, Oversized, Parking Pad, RV Access/Parking, Re		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Garden, Landscaped, Lawn, Many Trees, Re		

Heating:	In Floor, Forced Air	Water:	Co-operative
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub

Inclusions: Yard playhouse, standalone oversized shed

Your dream acreage awaits in Balzac — just minutes from Calgary, Airdrie, Highway 2, and CrossIron Mills. Situated on 2 acres with nearly 4,000 sq. ft. of developed living space, this beautifully updated property offers the perfect mix of country living and city convenience. This spacious family home features 6 bedrooms, 4 bathrooms, a heated triple attached garage, fully developed basement with in-floor heating, and endless room for RVs, trailers, toys, and entertaining. Recent upgrades include new hardwood flooring, fresh paint, updated lighting, new stainless-steel appliances, new patio cover with glass railing, upgraded boiler system, oversized hot water tank, and more. Enjoy a gourmet kitchen with granite countertops and large island, a stunning three-sided stone fireplace, wrap-around veranda, massive back deck, mature trees, fruit trees, garden space, oversized shed, and extensive asphalt parking. Move-in ready, packed with value, and offering unbeatable space inside and out — this rare acreage won’t last long.