



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

MLS # A2311836



\$2,200,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,082 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-Rur
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan		

Inclusions: NA

251203 Sunshine Road offers a rare opportunity to own a versatile 3-acre property just minutes from Calgary city limits with direct access from both Sunshine Road and 100 Street, plus quick connections to Stoney Trail and Country Hills Boulevard. Whether you're looking for space to store equipment, work on vehicles, or simply enjoy acreage living close to the city, this property offers flexibility that is hard to find. The home itself offers just under 3,100 sq ft above grade and is set up perfectly for a large or growing family. A welcoming front porch leads into a bright and functional main floor featuring a large living room with soaring ceilings and oversized windows that fill the space with natural light. The beautiful kitchen offers granite countertops, stainless steel appliances, a breakfast nook, and flows seamlessly into the dining area with access to the rear deck, making it ideal for both everyday living and entertaining. A separate family room with a cozy gas fireplace creates a comfortable additional living space, while the main floor laundry and full 4-piece bathroom add everyday convenience. An additional bedroom on the main level offers flexibility for guests, extended family, or a home office. Upstairs, you'll find four spacious bedrooms including a large primary retreat complete with its own 4-piece ensuite. Another full 4-piece bathroom serves the remaining upper bedrooms, creating a functional layout for families. The basement remains unfinished but is exceptionally bright thanks to four large windows and already includes an additional bedroom, offering excellent potential for future development and customization. Additional upgrades include two newer furnaces, newer hot water tank, two new sump pumps, a brand new septic tank, and a high-grade three-stage water filtration system servicing the home. The property also features underground

hydronic heating within the shop space powered by an efficient on-demand hot water system. The exterior improvements and shop space truly set this property apart. In addition to the triple heated attached garage, the property features a massive shop configuration consisting of a 2,000 sq ft connected shop space plus an additional 1,000 sq ft shop, providing exceptional flexibility for business use, storage, equipment, or automotive projects. The shops measure approximately 50x40 and 50x20 and feature 14 ft high by 12 ft wide overhead doors. One section also includes an approximately 200 sq ft mezzanine, office space, and a half bathroom, and is currently being used as an automotive repair shop. Close to all the amenities that Calgary has to offer, this fantastic property is not to be missed.