



292131 Township Road 264
Rural Rocky View County, Alberta

MLS # A2313863



\$1,599,000

Division:	Butte Hills		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,916 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	2.65 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Gazebo, Landscaped, Lawn, Priv		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-26-29-W4
Exterior:	Concrete, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Siding	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bathroom Rough-in, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Pool table, hot tub, gazebo

Welcome to this beautifully designed gated acreage in the quiet enclave of Butte Hills Estate, where refined country living meets everyday convenience. Set on 2.65 acres with a private security gate, fencing, paved driveway, mature trees, manicured lawns, rock garden, pond, and waterfall, this charming raised bungalow offers over 3,675 sq. ft. of total developed living space! Exceptional blend of privacy, comfort, and elevated design—just minutes from CrossIron Mills, shops, restaurants, Highway 2, Calgary, and Airdrie. Inside, the 1,916 sq. ft. main floor impresses with 10’ and 15’ vaulted ceilings, hardwood floors, expansive windows, and a bright open-concept layout designed to capture beautiful southwest views. The gourmet kitchen features custom cabinetry, quartz countertops, a large central island, walk-through pantry, and coffee bar, flowing seamlessly into the dining area surrounded by windows and patio doors leading to the upper composite Trex deck with a natural gas BBQ hookup. The spacious living room is anchored by a gas fireplace, creating a warm and elegant space for gathering. The private primary retreat offers a spa-inspired 5-piece ensuite with a steam shower, soaker tub, double vanity, and walk-in closet, while a second bedroom, full bathroom, powder room, and laundry room with storage complete the main level. The fully developed lower level adds 1,759 sq. ft. of beautifully finished living space with 9’ ceilings, surround sound, a large recreation room with pool table, wet bar, gym room, two additional bedrooms, full bathroom, and generous storage—ideal for entertaining, wellness, guests, or family living. Outdoors, the lifestyle continues with two decks, a covered custom gazebo with an 8-person hot tub, second natural gas hookup, fully fenced grounds, and peaceful landscaped spaces designed for

year-round enjoyment. Additional features include Air Conditioning, custom exterior perimeter lighting, central vacuum, full smart security system with app-controlled lights, doors, smoke detector, water valve, and cameras, plus a heated and insulated triple attached garage with 220V wiring and 200-amp service. It has an over-sized septic system and water service is through Rocky View Water Co-op. A rare added advantage, this property also includes approved development permit allowing for an additional bungalow with garage/second building on the same lot, creating outstanding future flexibility or generational living potential. Peerless, private, and exceptionally well maintained, this remarkable acreage offers the space, setting, and sophistication of estate living with the convenience of city access nearby. Schedule your private tour today and make this dream home yours as it won't last long!