



GRASSROOTS
REALTY GROUP

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263020 Butte Hills Way
Balzac, Alberta

MLS # A2331981



\$2,050,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,175 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	4
Garage:	Gated, Golf Cart Garage, Heated Garage, Off Street, Parking Pad, Paved, Qu		
Lot Size:	2.17 Acres		
Lot Feat:	Corners Marked, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping		

Heating: In Floor, Forced Air

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CRD

Utilities: -

OPEN HOUSE SATURDAY 2-5 SEPTEMBER 12. Nestled in the exclusive gated community of Butte Hills, just minutes north of CrossIron Mills, this exceptional custom-built hillside bungalow offers over 4,000 sq. ft. of beautifully designed living space. A private gated entrance and paved driveway lead through meticulously landscaped grounds to an expansive parking area finished with stamped and exposed aggregate concrete, creating an impressive first impression. Inside, the welcoming foyer opens to soaring ceilings and an abundance of natural light, drawing your attention to the stunning great room and gourmet kitchen, where floor-to-ceiling windows frame breathtaking west-facing views. Designed for both everyday living and entertaining, the chef's kitchen features premium professional-grade appliances, a spacious center island, a walk-in pantry, and a bright breakfast nook. The inviting great room is anchored by a striking stone gas fireplace with custom built-in shelving, offering the perfect space for relaxing or hosting family and friends. The spacious primary retreat captures the same spectacular views and provides direct access to the sundeck, along with a luxurious five-piece ensuite and a generous walk-in dressing room. A private home office that is easily adaptable as a second main-floor bedroom, plus a convenient laundry and mudroom, complete the main level. An elegant open-riser staircase leads to the bright walkout basement, thoughtfully designed for entertaining and everyday comfort. This level offers two additional bedrooms, a four-piece bathroom, a home theatre or fitness room, space to add a future wet bar, and plenty of storage. Walk directly onto the lower patio and enjoy the peaceful surroundings. One of the property's standout features is the remarkable attached garage. Behind four overhead doors lies an expansive space capable of

accommodating ten or more vehicles, with endless possibilities for RV, boat, or hobby storage. Offering the perfect balance of luxury, privacy, and convenience, this remarkable estate is just minutes from Stoney Trail, CrossIron Mills, and Calgary International Airport.