



GRASSROOTS
REALTY GROUP

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292251 Butte Hills Drive
Rural Rocky View County, Alberta

MLS # A2342552



\$1,399,900

Division:	Butte Hills		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,614 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Gravel Driveway, RV Access/Parking		
Lot Size:	2.18 Acres		
Lot Feat:	Corner Lot, Dog Run Fenced In, Landscaped, Rectangular Lot, Treed		

Heating: Boiler, Central, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Jetted Tub, Skylight(s), Solar Tube(s)

Water: Co-operative

Sewer: Septic Tank

Condo Fee: -

LLD: 22-26-29-W4

Zoning: R-CRD

Utilities: -

Inclusions: Solar Panels on the roof

Welcome home to 292251 Butte Hills Dr., Balzac, Alberta — 2.18-acre. This property offers the perfect blend of peaceful acreage living and convenient access to surrounding amenities. Close commuting access off QE2, Airdrie, Balzac, Cross Iron Mills mall! This well maintained Bungalow home features 4 bedrooms, 3 bathrooms, a finished basement, and a oversized double attached garage. Lots of room for RV Parking. The main floor includes a functional kitchen and comfortable large living room, overlooks the sunroom (8x18) that provides a wonderful place to relax unwind and enjoy views of the property. Step outside onto the back deck (26x20), off the sunroom ideal for morning coffee, summer BBQ gatherings, or simply taking in the tranquility of your acreage, enjoy the peaceful outdoor setting. The main level offers a spacious kitchen with eating area , ample amount of counter space, cupboards pot drawers and pantry. The Primary bedroom has a walk-in closet with automatic lights, 4 piece en suite with Jet tub and skylights, lots of storage around the vanity. The other 2 bedrooms are quite good size, the main floor bathroom has a walk-in shower and a moon light brings in lots of natural light. The back entrance off the kitchen has a lot of closet space for storage electrical hookup for dryer and a moon light. No carpet in this house laminate ceramic tile throughout the house.. Just off the garage there is a dog washing area mudroom (11x12) and a dog pen off the back. The fully finished basement provides valuable additional living space and flexibility for a growing family including a family room, large bedroom, 4 piece bathroom and a huge laundry room craft room. Infloor heating in basement newer furnace 2020, hydroxalator air purifier for the whole house The fully fenced property provides plenty of room to enjoy acreage life, whether you're looking for space for

the family, pets, hobbies, or simply a little more breathing room. The home is also equipped with roof-mounted solar panels, adding an energy-efficient feature to the property. Outside, enjoy the privacy and freedom of 2.18 fully fenced acres, offering plenty of room for outdoor activities, pets, gardening, or simply enjoying the open space that comes with acreage living. Additional features include solar panels installed on the roof 2025 , furnace 2020, shingles 2011, deck 2020, sump pump 2025.