



**263184 Butte Hills Way
Rural Rocky View County, Alberta**

MLS # A2284459

\$1,349,000



Division:	Butte Hills	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	1,980 sq.ft.	Age: 1995 (31 yrs old)
Beds:	5	Baths: 3 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	2.01 Acres	
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev	

Heating:	Baseboard, Forced Air, Hot Water, Natural Gas	Water:	Private, Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-26-29-W4
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Murphy bed in 3rd bedroom, Christmas lights on house, decorative windmill and play set in yard, Shaw direct dish (receivers optional)		

OPEN HOUSE: Sun., Feb 15: 1-3pm! Set among rolling hills just southeast of Airdrie, this exceptional 5 bed, 4 bath contemporary bungalow rests on a meticulously landscaped acreage designed for privacy and tranquility. Over 400 mature trees, thoughtfully planted more than two decades ago, now surround the home in a natural, park-like sanctuary. Renovated with intention and quality, the residence blends modern design with timeless appeal. Notable updates include: triple-pane windows, Brazilian teak hardwood flooring a chef-inspired kitchen with custom cabinetry, quartz countertops and premium stainless steel appliances. The main-floor primary suite offers a spa-like escape with double sinks, a freestanding soaker tub and a separate glass shower. The fully developed basement boasts a spacious recreational space, 2 large bedrooms, full bath and loads of storage. Completing the property are an attached, heated double garage, a high-producing, water well and a recently updated septic tank and field and no Poly-B, ensuring independence, efficiency, and peace of mind. All systems have been regularly maintained and well cared for. Acreage properties of this caliber are rarely available.