



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2284459**



**\$1,349,000**

<b>Division:</b>	Butte Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,980 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.01 Acres		
<b>Lot Feat:</b>	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.