



**251231 Sunshine Road
Rural Rocky View County, Alberta**

MLS # A2289799



\$2,850,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,053 sq.ft.	Age:	1962 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad, Triple Garage Detached		
Lot Size:	4.99 Acres		
Lot Feat:	Cleared		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Post & Beam, Wood Frame	Zoning:	B-LWK
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	Kitchen Island		

A rare turn-key estate where professional ambition and personal passion converge. This 4.99-acre property masterfully blends a spectacular custom home with an industrial-grade workshop, setting a new standard for live-work possibilities. **THE RESIDENCE:** A completely renovated cedar post and beam home. Every room, including the kitchen and bathrooms, has been meticulously updated. Supported by new plumbing & electrical, two high-efficiency Goodman furnaces (separate zones), and a new hot water tank. Exterior features new stucco, a new roof, and 2" of foam insulation. The professionally framed basement awaits your finishing touches. **THE SHOP:** A 2,173 SqFt mechanic's dream. This professional-grade workshop features a durable pressure-treated plywood substrate, fully insulated walls, and over 200,000 BTUs of heat from a natural gas infrared tube and two furnaces. Equipped with a 2-post, 220V automotive lift (15,000 lbs. capacity) and three new insulated 10-foot overhead doors. **UNMATCHED POTENTIAL & RARE ZONING:** A rare exception to the discontinuation of Business-Live-Work (B-LWK) zoning in Rockyview County. A rezoning application (from R-RUR to B-LWK) is pending approval, which would unlock the potential to construct a second, larger industrial shop. Positioned kitty-corner to the proposed Omni by Genesis development within an emerging corridor, offering exceptional long-term upside. **SITE & ACCESS:** Extensive site work includes a full property regrade and 400 ft of underground culverts for drainage. A new recycled asphalt driveway is being installed (completion by June 2026). Enjoy three separate access points: Sunshine Rd., Range Road 252, and Highway 285. **ADDITIONAL FEATURES:** Includes a 22'x24' double detached garage being remodeled with a new roof, door, windows, and

eavestroughs (completion by June 2026). Located minutes east of Calgary. An irreplaceable asset for the discerning buyer seeking scale, flexibility, and significant long-term growth. Your vision awaits. NOTE that adjacent B-LWK property is also available MLS #A2287185