



263120 Butte Hills Way
Rural Rocky View County, Alberta

MLS # A2291112



\$1,799,900

Division:	Butte Hills		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,763 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Paved		
Lot Size:	2.79 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Level		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this exceptional custom-built bungalow set on 2.79 acres in the peaceful community of Butte Hills. Offering 2,763. sq ft of thoughtfully designed living space on the main floor and a fully developed basement of equal size! This one-owner home is ideal for families seeking comfort, space, and a quiet lifestyle surrounded by beautiful views. Constructed with insulated concrete from footings to roof trusses for superior energy efficiency and superior soundproofing, the home showcases soaring ceilings and expansive rear-facing glazing that fills the interior with natural light throughout the day. The bright, open-concept main floor is perfect for gathering, featuring a spacious living room anchored by a stunning floor-to-ceiling stone gas fireplace, a well-appointed kitchen, and a dedicated den for work or study. Wide doorways and accessible design enhance long-term comfort for families at every stage. The fully finished basement offers additional living space with in-floor heating, ideal for guests, teenagers, or extended family. Mechanical highlights include a 2026 installed boiler system, central air conditioning (2021), a water softener, battery backed up sump pump, and a recently inspected septic system. Outdoors, enjoy a west facing composite front deck or a private rear dura-deck with a cedar screened-in porch—perfect for relaxing while taking in the surrounding countryside, natural gas line and large BBQ included!. The triple attached garage features in-floor heating, a separated shop area with an overhead heater, and ample space for vehicles, storage, and hobbies. Located just minutes from Airdrie and Calgary, and in close proximity to major shopping and amenities in Balzac, this property offers the perfect balance of quiet acreage living and everyday convenience. The home is serviced by Calgary city water via the Rocky View Water Co-op, adding further peace of

mind. With school bus service to Airdrie and a welcoming, scenic setting, this is a rare opportunity for families to enjoy space, privacy, and a strong connection to nature without sacrificing accessibility.