

**263236 RANGE ROAD 293 , Rural Rocky View County T4A 0n3**

MLS®#: **A2158639** Area: **Butte Hills** Listing Date: **08/18/24** List Price: **\$1,999,000**  
 Status: **Active** County: **Rocky View County** Change: **-\$200k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **1990**  
Lot Information  
 Lot Sz Ar: **174,240 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,797**  
 Low Sqft:  
 Ttl Sqft: **3,797**

DOM

**125**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Front Yard, Lawn, Landscaped, Many Trees, Paved, Secluded, Treed**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **Forced Air**  
 Sewer: **Septic System, Septic Tank**  
 Ext Feat: **Lighting, Private Yard**

Construction: **Composite Siding, Concrete, Wood Frame**  
 Flooring: **Carpet, Hardwood, Linoleum**  
 Water Source: **Co-operative**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Freezer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings**  
 Int Feat: **Bookcases, Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	10`11" x 4`5"	3pc Bathroom	Main	5`5" x 8`1"
Laundry	Main	9`10" x 5`7"	Dining Room	Main	14`6" x 12`11"
Entrance	Main	9`5" x 5`10"	Kitchen	Main	24`1" x 15`7"
Dining Room	Main	10`10" x 21`11"	Living Room	Main	25`5" x 16`4"
Office	Main	17`3" x 12`11"	Bedroom	Upper	18`0" x 12`11"

<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`10" x 6`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`9" x 13`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`0" x 11`11"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>14`11" x 14`4"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`3" x 5`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>24`8" x 11`8"</b>
<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>7`11" x 4`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>18`9" x 16`2"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`6" x 3`8"</b>	<b>Storage</b>	<b>Basement</b>	<b>13`11" x 11`10"</b>
<b>Storage</b>	<b>Basement</b>	<b>11`0" x 9`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>16`5" x 14`3"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>14`11" x 10`0"</b>	<b>Flex Space</b>	<b>Basement</b>	<b>13`7" x 13`8"</b>
<b>Media Room</b>	<b>Basement</b>	<b>13`6" x 12`11"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9010112**

Zoning: **R-RUR**

Remarks

Pub Rmks: **Welcome to your dream home nestled in the tranquil community of Butte Hills! This exceptional 4-acre property offers the perfect blend of rural serenity and country charm, featuring over 5400 sq ft total of living space. A thoughtfully designed layout offers ample room for family gatherings, entertaining, and everyday living. The open-concept layout seamlessly connects the kitchen, dining, and living areas, creating a warm and inviting atmosphere. The chef's kitchen is a culinary delight, featuring stainless steel appliances, granite countertops, custom cabinetry, and a large island with an abundance of seating. Enjoy the elegance of the private, formal dining room which is an ideal space for special gatherings or meetings. The living room is an ideal place to relax after a long day in front of a roaring wood burning fire. Completing the main floor is a full laundry room, 3 piece bathroom and a dedicated office space offering a quiet and productive environment ideal for remote work or study. Upstairs, the master suite is a private retreat with a spa-like ensuite bathroom, complete with a soaking tub, shower and walk-in closet larger than most master bedrooms! Two additional generously sized bedrooms provide comfort and privacy; the secondary room even has a wood burning fireplace! The fully finished walk-up basement offers a private, separate entrance which includes a large games room, home theater, oversized fourth bedroom with 3 piece en-suite and additional storage. The heated attached triple car garage is finished with high end epoxy flooring and offers a secured space for your vehicles. A heated quonset offers approximately 1600sqft; ideal for storage, hobbies, mechanic or car collector; there is even a lift which can be included in the purchase. The property boasts a large wrap around deck (21' x 48 off the back of the home), perfect for summer barbecues and outdoor dining, as well as a 6 person hot tub. This estate is a rare find in Butte Hills, offering a peaceful country lifestyle with easy access to urban amenities. Don't miss the opportunity to make this stunning property your forever home. Contact us today to schedule a private viewing!**

Inclusions: **none**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**