



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**263010 BUTTE HILLS Way, Rural Rocky View County T4A 0N9**

MLS® #: **A2184564**

Area: **Butte Hills**

Listing Date: **12/27/24**

List Price: **\$2,158,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **122,839 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,388**  
Low Sqft:  
Ttl Sqft: **2,388**

DOM

**23**  
Layout  
Beds: **3 (1 2 )**  
Baths: **3.0 (2 2)**  
Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **0**  
Garage Sz: **5**

Access:

Lot Feat: **Lawn, Garden, No Neighbours Behind, Irregular Lot, Landscaped, Many Trees, Underground Sprinklers, Paved, Private, Treed, Waterfall**

Park Feat:

**Double Garage Detached, Electric Gate, Garage Door Opener, Garage Faces Front, Gated, Heated Garage, Insulated, Oversized, Paved, Shared Driveway, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned**  
Sewer: **Septic System**  
Ext Feat: **Lighting, Private Yard**

Construction: **Concrete, Stone, Stucco**  
Flooring: **Carpet, Hardwood, Tile**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Gas Water Heater, Humidifier, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator**

Int Feat: **Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Elevator, French Door, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	28`1" x 20`11"
Pantry	Main	6`4" x 4`7"
Bedroom - Primary	Main	19`10" x 13`7"
5pc Ensuite bath	Main	18`7" x 12`10"

Room	Level	Dimensions
Kitchen	Main	16`0" x 12`6"
Dining Room	Main	15`10" x 12`1"
Walk-In Closet	Main	12`9" x 5`2"
Balcony	Main	39`8" x 11`0"

<b>Foyer</b>	<b>Main</b>	<b>7`11" x 5`10"</b>	<b>Office</b>	<b>Main</b>	<b>11`7" x 10`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`1" x 6`7"</b>	<b>Mud Room</b>	<b>Main</b>	<b>9`1" x 6`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 4`9"</b>	<b>Balcony</b>	<b>Main</b>	<b>32`6" x 21`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>16`5" x 16`0"</b>	<b>Game Room</b>	<b>Basement</b>	<b>27`6" x 15`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`4" x 13`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`8" x 12`4"</b>
<b>5pc Bathroom</b>	<b>Basement</b>	<b>8`11" x 8`1"</b>	<b>Other</b>	<b>Basement</b>	<b>16`6" x 11`4"</b>
<b>Wine Cellar</b>	<b>Basement</b>	<b>15`2" x 12`4"</b>	<b>2pc Bathroom</b>	<b>Basement</b>	<b>5`8" x 4`1"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>19`7" x 11`5"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0212449**

Zoning: **R-1**

Remarks

Pub Rmks: **Experience the tranquility of the countryside with the conveniences of urban living in this stunning, custom-built, fully renovated walkout bungalow. Nestled on 2.82 acres of beautifully landscaped land, this home offers the perfect balance between Calgary and Airdrie. Spanning over 4700 sqft of total living quarters, it features 3 bedrooms, an elevator, a custom wine cellar, and a massive deck with breathtaking views of the mountains and the city. Step inside to find a harmonious blend of elegance and functionality. The foyer, separated by double French doors, leads to the main hall, with additional French doors opening into a refined dining room and a home office. The butler's pantry seamlessly connects the dining room to a chef-inspired kitchen equipped with top-of-the-line Double Wolf ovens, a Wolf 5-burner gas cooktop, a Sub-Zero fridge/freezer, and a Sub-Zero wine fridge and beverage area. The great room, framed by large windows and a garden door, opens to an extensive wrap-around deck with a screen room. The primary suite boasts a luxurious 5-piece ensuite, a spacious walk-in closet, and garden doors leading to the deck and hot tub. The professionally developed walkout level features in-floor heating and large windows on three sides, creating a bright and inviting space. This level includes 2 additional bedrooms, a large games area, a massive bar and wine cellar, a built-in media centre, another 5-piece bathroom, a powder room, and a fireplace. The attached oversized triple garage offers in-floor heating, epoxy floors, hot and cold water taps, an additional gas line, and a vacuum outlet. Speakers are installed throughout the home, including the garage. Additionally, a detached two-car garage provides ample space for your ATVs or a workshop. Located just 5 minutes from Costco/Cross Iron Mills, this home offers a quick commute to both Airdrie and Calgary. This private property is one of just three homes in a gated community, situated at the end of a quiet dead-end street with terrific neighbors. This spacious and meticulously maintained home must be seen to be fully appreciated. Don't miss this opportunity to own a piece of paradise that perfectly combines country serenity with city conveniences.**

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**





















**263010 BUTTE HILLS WAY**  
2024 BENCHMARK FINISHES - 3/24/2024 - 04  
MAIN LEVEL (A0) - 2388.19 Sq. Ft. / 221.86 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 2388.19 Sq. Ft. / 221.86 m<sup>2</sup>  
BASEMENT DEVELOPED AREA (B0) - 2120.55 Sq. Ft. / 197.00 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (B0) - 236.32 Sq. Ft. / 21.95 m<sup>2</sup>  
TOTAL AGIBG AREA - 4745.06 Sq. Ft. / 440.81 m<sup>2</sup>