

\$1,349,999 - 262232 Range Road 293, Rural Rocky View County

MLS® #A2226111

\$1,349,999

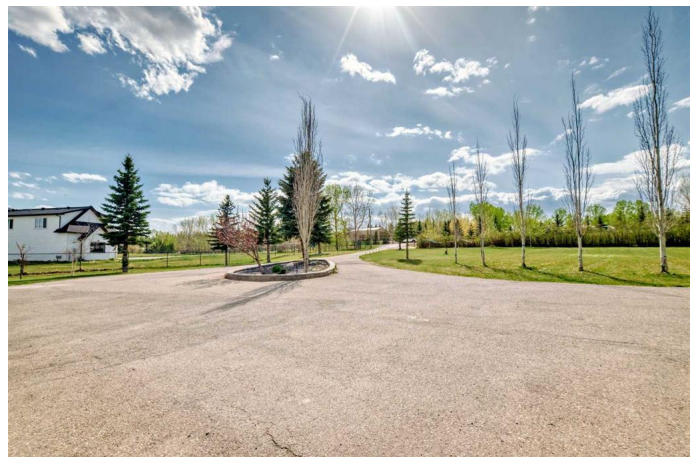
4 Bedroom, 3.00 Bathroom, 1,447 sqft
Residential on 2.00 Acres

Butte Valley Estates, Rural Rocky View County, Alberta

Welcome to this stunningly renovated and meticulously maintained bi-level walkout, perfectly nestled on a private and treed 2-acre lot just minutes from CrossIron Mills, Airdrie, and an easy 20-minute drive to downtown Calgary. With over \$100,000 in recent upgrades, this exceptional home blends the tranquility of country living with the convenience of city access.

Boasting 2,683 sq. ft. of fully developed living space, the home welcomes you with an inviting foyer and an open-concept main floor designed for comfort and style. The renovated kitchen is a true highlight, featuring upgraded cabinetry, quartz countertops, a central island, and premium stainless steel appliances â€” ideal for both everyday living and entertaining. A bright and spacious breakfast nook opens to a covered deck, offering peaceful views of mature trees and your private acreage.

The cozy living room is anchored by an electric fireplace and filled with natural light. On the main level, youâ€™ll also find convenient main floor laundry, two bedrooms, and a serene primary suite complete with a walk-in closet, luxurious 4-piece ensuite, and private access to your own deck â€” perfect for enjoying the quiet of the countryside.



Downstairs, the fully finished walkout basement is warmed by in-floor heating and offers a large open family/rec space with a second fireplace, two additional bedrooms, and a full bath. Expansive windows let in an abundance of natural light and open onto a covered lower patio – great for hosting guests or relaxing outdoors.

Additional features include:

Central air conditioning

A heated triple attached garage, currently housing a handy secondary spice kitchen

A massive detached workshop, ideal for storing equipment, working on projects, or customizing into your dream hobby space

Paved circular driveway and beautifully treed landscape for a true estate feel

This one-of-a-kind property offers unmatched value, space, and privacy, all within easy reach of Calgary’s core. Whether you're looking for a forever home or a lifestyle upgrade, this acreage delivers the best of both worlds – move-in ready, beautifully updated, and surrounded by nature.

Built in 1994

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2226111 |
| Price | \$1,349,999 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,447 |
| Acres | 2.00 |
| Year Built | 1994 |

| | |
|----------|----------------------------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 262232 Range Road 293 |
| Subdivision | Butte Valley Estates |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4A0N4 |

Amenities

| | |
|--------------|---|
| Parking | Additional Parking, Heated Garage, Triple Garage Attached |
| # of Garages | 6 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage |
| Appliances | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Built-In Gas Range |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Electric, Gas |
| Has Basement | Yes |
| Basement | Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Entrance, Private Yard, Storage |
| Lot Description | Backs on to Park/Green Space, Few Trees, Landscaped, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|----------------|
| Date Listed | June 3rd, 2025 |
|-------------|----------------|

Days on Market 13

Zoning R1

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.