

# \$1,775,000 - 264 Stage Coach Lane, Rural Rocky View County

MLS® #A2248747

**\$1,775,000**

5 Bedroom, 4.00 Bathroom, 2,472 sqft  
Residential on 2.00 Acres

Sharp Hill, Rural Rocky View County, Alberta

STUNNING 5 bedroom home perfect for the growing family with ALL THE TOYS!!! MASSIVE triple attached garage and SEPERATE SHOP. 2 GORGEOUS acres, well kept, treed, fenced, with massive newer paved driveway and TONS of room for all the extras. Open layout with high ceiling, main floor office/den, living room, family room, formal dining area and a chefs kitchen. Walk out to the MASSIVE back with outdoor kitchen, powered gazebo for those outdoor summer evenings. FULLY FENCED garden area with stone/gravel ground perfect for family picnics and parties. 4 HUGE bedrooms up (plus one down), 3.5 bathrooms, and FULLY FINISHED basement. 2 A/C units and 2 furnaces. OVERSIZED TRIPLE ATTACHED GARAGE, plus a SEPERATE SHOP/GARAGE both fully heated and secure. Behind the shop is a fully fenced storage area and large shed for extra wood and equipment. Includes full security system and Airdrie alarm cameras. This is TRULY a ONE OF A KIND turnkey lifetime acreage and literally 2 minutes from highway 2 and Airdrie!

Built in 2002

## Essential Information

MLS® #                   A2248747  
Price                     \$1,775,000



Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,472
Acres	2.00
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	264 Stage Coach Lane
Subdivision	Sharp Hill
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	t4a0p2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Attached, 220 Volt Wiring, RV Carport, Workshop in Garage
# of Garages	3

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Barbecue, BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Storage
Lot Description	Garden, Landscaped, Many Trees, See Remarks, Views, Gazebo
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 14th, 2025
Days on Market	3
Zoning	R1

### **Listing Details**

Listing Office	Exclusive Home Sales (1973)Ltd
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