

\$1,275,000 - 292185 264 Township, Rural Rocky View County

MLS® #A2257421

\$1,275,000

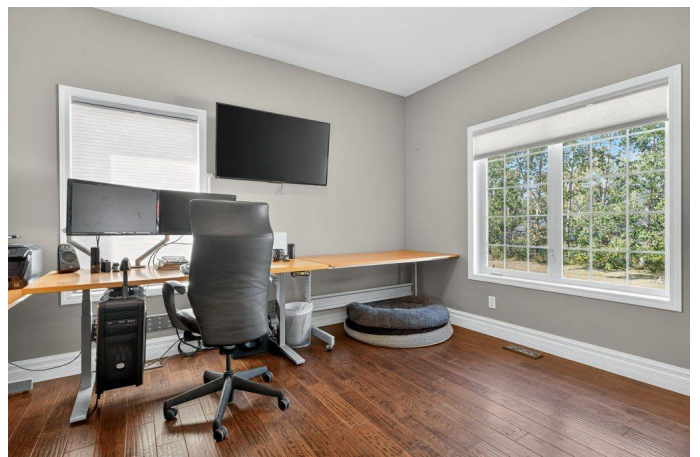
4 Bedroom, 3.00 Bathroom, 1,704 sqft
Residential on 2.04 Acres

Butte Hills, Rural Rocky View County, Alberta

Welcome to this well-appointed acreage property set on just over two acres in Rocky View County. This big bungalow offers a thoughtful blend of comfort, function, and style, along with the conveniences of modern upgrades and reliable utilities.

The main floor spans over 1,700 square feet, finished with warm, rough-hewn wood floors and anchored by a fully renovated kitchen. Here you'll find custom cabinetry with Häfele and Blum hardware, quartz countertops, high-end stainless steel appliances, a contemporary hood vent, and a chevron tile backsplash that adds a clean, modern touch. Just off the kitchen is a spacious living room with a gas fireplace and the huge windows in the dining area flood this space with natural light. A tiled, open entryway creates an inviting first impression, while a large office located near the front door makes working from home convenient.

The primary suite is generously sized, offering a private retreat with a five-piece ensuite. A large second bedroom, four piece bathroom and laundry room round out the main floor. Two additional bedrooms and a bathroom on the lower level complete the home's total of four bedrooms and three full baths, with a fully finished basement that expands the living space and includes a second gas fireplace for



cozy evenings.

Practical features are well covered: central air conditioning, a septic system with tank and field, and water service through the Rocky View Water Co-operative—no well maintenance required. Car enthusiasts and hobbyists will appreciate the triple heated garage, equipped with 240 wiring, water service, mezzanine storage, and a four-post vehicle lift. In addition there's an over-height, 800 square foot, heated shop with epoxy floors and 240 wiring offering space for all kinds of hobbies.

Outdoor living is easy here, with a multi-level deck that is partially covered and finished with glass rails, as well as an exposed aggregate patio. The yard is nicely landscaped with trees that provide both shade and privacy, creating a space that feels quiet and settled.

With a balance of modern finishes, solid infrastructure, and room to enjoy both inside and out, this property is a comfortable place to call home in a sought-after area of Rocky View County.

Built in 1998

Essential Information

MLS® #	A2257421
Price	\$1,275,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,704
Acres	2.04
Year Built	1998
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	292185 264 Township
Subdivision	Butte Hills
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4N 0N3

Amenities

Utilities	Natural Gas Paid, Electricity Connected, Electricity Paid For, Natural Gas Connected, Satellite Internet Available, Water Connected
Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Garage Door Opener, Heated Garage, Triple Garage Attached
# of Garages	8

Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 22nd, 2025
-------------	----------------------

Days on Market	43
Zoning	R-1

Listing Details

Listing Office	CIR 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.