

\$1,425,000 - 263140 Butte Hills Way, Rural Rocky View County

MLS® #A2268045

\$1,425,000

6 Bedroom, 4.00 Bathroom, 2,611 sqft
Residential on 2.00 Acres

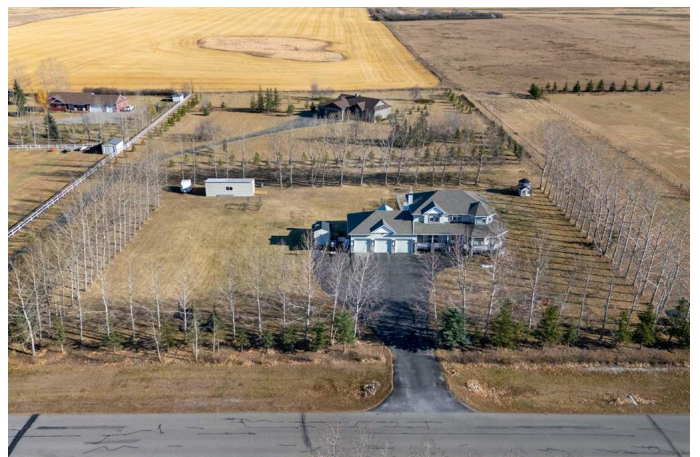
Butte Hills, Rural Rocky View County, Alberta

Your dream acreage awaits! Discover this beautifully updated 2-acre property ideally located just minutes from Calgary, Airdrie, Highway 2, and CrossIron Mills. Bring the kids, acreage toys, and RV – there's room for it all!

This stunning two-storey family home with a heated triple car garage offers over 2,611 sq. ft. above grade plus an additional 1,312 sq. ft. of fully developed basement space. Built in 2000 and thoughtfully renovated, this home features a fresh coat of paint, new hardwood flooring, updated lighting, dog fencing, garden for summer vegetables, new kitchen chimney, and new patio cover with glass railing – perfect for relaxing or entertaining outdoors.

The gourmet kitchen boasts granite countertops, light maple cabinetry, a large island with breakfast bar and wine rack, and brand-new stainless-steel appliances, including a new fridge, oven, and dishwasher. The laundry room includes a new washer and plenty of storage.

The main floor greets you with a grand entryway and wrap-around covered veranda, flowing into a bright breakfast nook and spacious living room divided by a stone-faced three-sided gas fireplace. Double French doors lead to a formal dining room or private



office.

Upstairs features four spacious bedrooms, including a primary suite with a 6-piece ensuite featuring a corner soaker tub and tiled shower. The main bath includes double sinks, a laundry chute, and a large skylight for natural light.

The fully developed basement offers in-floor heating, two additional bedrooms, a 4-piece bath, and large recreation and family room. Recent upgrades include a new in-floor boiler system and oversized hot water tank.

Outside, enjoy a massive back deck with new patio cover and glass railing, overlooking a lush meadow surrounded by mature poplars and six fruit trees (plum, cherry, apple, and apricot). Property highlights include an oversized standalone storage shed, ample asphalt parking, and a dedicated RV pad.

This property offers the perfect blend of country tranquility and city convenience – ideal for families, hobbyists, or professionals needing extra space for vehicles and equipment. Amazing value – priced to sell, and it won’t last!

Built in 2000

Essential Information

MLS® #	A2268045
Price	\$1,425,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,611
Acres	2.00
Year Built	2000

Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	263140 Butte Hills Way
Subdivision	Butte Hills
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 0P6

Amenities

Parking	Driveway, Front Drive, Oversized, Parking Pad, RV Access/Parking, Triple Garage Attached, Asphalt
# of Garages	12

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Natural Woodwork, No Smoking Home, Pantry, Recessed Lighting, Skylight(s), Soaking Tub
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Dog Run, Garden, Playground, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Garden, Landscaped, Lawn, Rectangular Lot, Dog Run Fenced In, Many Trees
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 31st, 2025
Days on Market 7
Zoning R-CRD

Listing Details

Listing Office MaxWell Central

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.