

\$999,900 - 293053 Twp Rd 263, Rural Rocky View County

MLS® #A2198723

\$999,900

4 Bedroom, 2.00 Bathroom, 1,532 sqft
Residential on 2.00 Acres

Butte Hills, Rural Rocky View County, Alberta

Nestled in the sought-after community of Butte Hills, this fully developed walkout bungalow offers the perfect blend of space, privacy & convenience. Set on 2 beautifully landscaped acres with mature trees, this property has stunning views of the mountains & downtown Calgary, all while being just minutes from the QE2, CrossIron Mills & Calgary city limits. Inside, the main level features 1532 sq. ft. of inviting living space. The bright living room, with a large picture window & hardwood floors, welcomes you in from the front entry. A spacious family room with a wood-burning fireplace & abundant natural light offers the perfect spot to unwind. The kitchen provides direct access to the deck, while the dining area features a sliding door to the deck as well, ideal for enjoying the peaceful surroundings. Two spacious bedrooms & a 4-piece bathroom complete the main floor. The walkout basement extends the living space with 1498 sq. ft., featuring a family room with a gas fireplace, a large rec area, & a functional wet bar space with a sink, cabinets & fridge. Two additional bedrooms & a 4-piece bathroom provide flexibility for family or guests. Outside, the double detached garage (28x26) offers ample storage & parking. The beautifully treed lot provides privacy & tranquility, with breathtaking views over the mountains & Calgary skyline. Don't miss this incredible opportunity to enjoy acreage living with easy



city accessâ€”schedule your showing today!
Click on the video & 3D walk through.

Built in 1950

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2198723 |
| Price | \$999,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,532 |
| Acres | 2.00 |
| Year Built | 1950 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 293053 Twp Rd 263 |
| Subdivision | Butte Hills |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4A 0N5 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Double Garage Detached, Oversized, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | No Smoking Home, Separate Entrance |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |

| | |
|--------------|--|
| Fireplaces | Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Landscaped, Low Maintenance Landscape, Private, Treed, Views |
| Roof | Flat Torch Membrane |
| Construction | Brick, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 1 |
| Zoning | R-CRD |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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