

# \$2,325,000 - A, 262222 Range Road 293, Rural Rocky View County

MLS® #A2201891

**\$2,325,000**

7 Bedroom, 8.00 Bathroom, 5,672 sqft  
Residential on 2.00 Acres

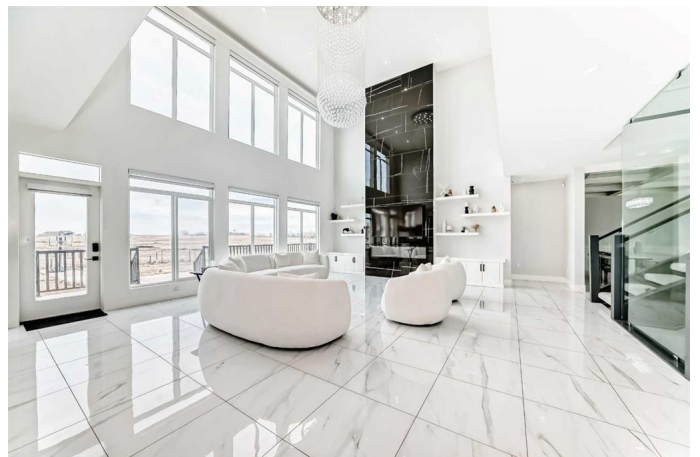
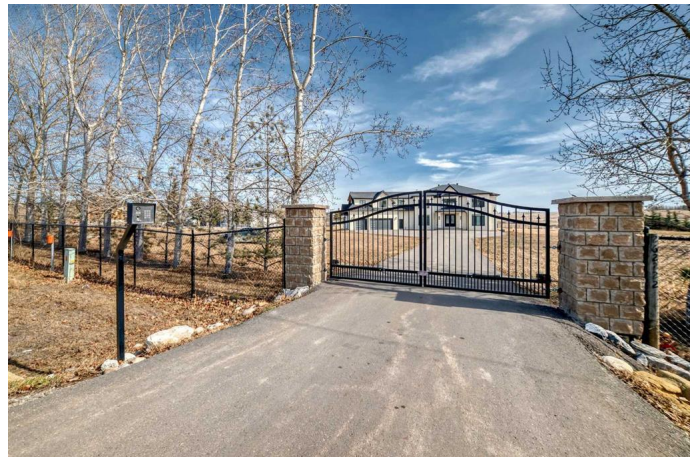
Butte Hills, Rural Rocky View County, Alberta

Welcome to Your Dream Acreage Home in the Prestigious Butte Hills!

Step into the epitome of luxury and comfort with this exceptional two-storey estate, offering an impressive seven bedrooms and 7.5 bathrooms, including five exquisite ensuites. Whether you're looking to entertain or simply spread out in style, this home is the ultimate retreat for family living.

From the moment you arrive, you'll be greeted by an elegant, gated entrance, providing enhanced privacy and security for you and your loved ones, with a 6-foot chain-link fence surrounding the entire property. Inside, enjoy gleaming porcelain tile heated floors, towering 9-foot ceilings on every level, and an open-concept floor plan flooded with natural light through oversized windows. The heart of the home, the gourmet kitchen, showcases endless quartz countertops, top-of-the-line stainless steel appliances, and a walk-in pantry—every chef's dream. And don't forget the spice kitchen, perfect for tackling your culinary creations without disrupting the main space.

The spacious great room with its stunning electric fireplace offers the perfect atmosphere for gatherings, while the large dining area features a door that leads directly to an over



45-foot deck, ideal for outdoor entertaining.

Your private master suite is the ultimate retreat, featuring a 6-piece ensuite, dual vanities, and a massive walk-in closet.

Upstairs, a huge bonus room and top-floor laundry elevate convenience and luxury.

The fully finished basement offers ample space with a large entertainment area, two additional bedrooms, two full bathrooms, and a well-appointed kitchen. One side of the basement also includes a side entrance, providing easy access and additional privacy. Additionally, the basement features a game room or potential theatre room, adding even more options for entertainment or relaxation.

For modern living, this home includes Starlink internet, Wi-Fi extenders throughout, and a CCTV security system for peace of mind. Other thoughtful upgrades include heated floors throughout the main level, basement, and both primary bathrooms, a heated garage, a dog wash station, and a septic system that was serviced in 2024, ensuring trouble-free use for years to come.

Not only does this home offer privacy and security, but its location is unbeatable—just 5 minutes from both Airdrie and Calgary, and minutes from CrossIron Mills Shopping Centre, Costco, and only a quick 21-minute drive to downtown Calgary. With both water co-op and well systems in top condition, this home is move-in ready for the discerning buyer. And with two air-conditioning units, the home stays cool and comfortable all year round.

Don't let this rare opportunity pass you by—schedule your private viewing today!

Built in 2021

## Essential Information

MLS® #	A2201891
Price	\$2,325,000
Bedrooms	7
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	5,672
Acres	2.00
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	A, 262222 Range Road 293
Subdivision	Butte Hills
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 0E0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking	Triple Garage Attached
# of Garages	6

## Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Stone Counters
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, High Efficiency, In Floor, Forced Air
Cooling	Full
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Barbecue, Fire Pit, Private Yard
Lot Description	Many Trees, Views, Cleared
Roof	Asphalt Shingle
Construction	Composite Siding, Manufactured Floor Joist, Stone, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

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.