

\$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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