

# \$1,325,000 - 292185 Township Road 264, Rural Rocky View County

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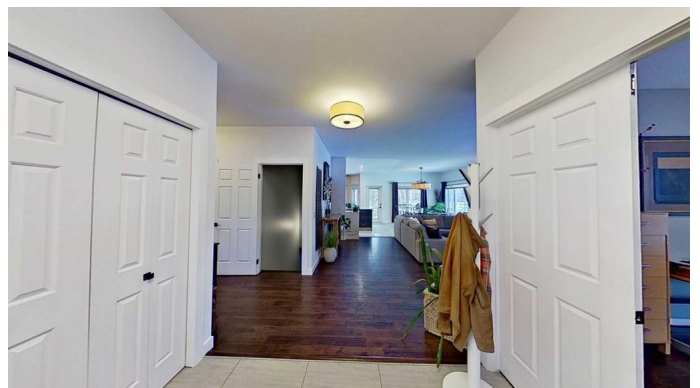
MLS® #A2183266

**\$1,325,000**

4 Bedroom, 3.00 Bathroom, 1,690 sqft  
Residential on 2.04 Acres

Butte Hills, Rural Rocky View County, Alberta

An automotive enthusiasts (or woodworkers) dream! Massive finished shop, fully insulated with 12' ceilings, epoxy finished floor, and wired for 220v. Large heated oversized triple attached garage with a second floor mezzanine for storage. Attached garage includes a 4 post drive on hoist and 220v too! With 9' ceilings on the main floor and large windows, this home is open and bright throughout. Recently renovated kitchen, with custom cabinetry, hidden appliances, and an abundance of storage. The large quartz waterfall island and counter are perfect for entertaining or bringing out your inner chef. A multi-level deck with partial coverage and exposed aggregate patio are perfect for summer evenings. The aluminum and glass railings allow your views of this luxurious setting to be fully enjoyed. The firepit area is perfect for roasting marshmallows or sharing stories with friends and family. Gardeners, there is also more than enough to fulfill your dreams, with multiple areas of garden space available, obvious care and time has been invested already! Trees are abundant throughout the property, and add to the privacy from the beginning of summer through autumn. Main floor den/office is perfect for those that work remote or from home. Main floor laundry room with cabinetry is always a bonus, being only a few steps from the master suite is priceless! The basement bedrooms are



very large providing room for all needs.

Built in 2000

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2183266                         |
| Price          | \$1,325,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,690                            |
| Acres          | 2.04                             |
| Year Built     | 2000                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 292185 Township Road 264 |
| Subdivision | Butte Hills              |
| City        | Rural Rocky View County  |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T8B 1N3                  |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 10  |
| Parking        | Parking Pad, Quad or More Detached, RV Access/Parking, Triple Garage Attached |
| # of Garages   | 7   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer   |
| Heating           | Forced Air, Fireplace(s)   |
| Cooling           | Central Air  |

|                 |                |
|-----------------|----------------|
| Fireplace       | Yes            |
| # of Fireplaces | 2              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage |
| Lot Description   | Back Yard                               |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 13th, 2024 |
| Days on Market | 155                 |
| Zoning         | R-CRD               |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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