

# \$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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