

\$2,149,900 - 21 Butte Hills Court, Rural Rocky View County

MLS® #A2236614

\$2,149,900

5 Bedroom, 6.00 Bathroom, 3,868 sqft
Residential on 2.01 Acres

Butte Hills, Rural Rocky View County, Alberta

****OPEN HOUSE! SUNDAY, AUG 10th from 1 pm - 3 pm **** Welcome to an EXQUISITE + IMMACULATE CUSTOM BUILT ESTATE set on 2.01 ACRES in the PRESTIGIOUS community of BUTTE HILLS, just minutes from CALGARY. This expansive A/C 1.5 STORY WALKOUT offers nearly 6,235 SQ FT of FULLY DEVELOPED LIVING SPACE, w/added Wheelchair Accessible features, complete w/5 BEDROOMS, 5 1/2 BATHROOMS, and a QUAD ATTACHED GARAGE with 3 DOORS, EPOXY FLOORING, and a BUILT IN WORK BENCH. With thoughtful upgrades and LUXURIOUS features throughout, this is a ONE OF A KIND property that seamlessly blends FUNCTION, COMFORT, and STYLE. The CHARMING FRONT PORCH invites you into the FOYER, where youâ€™re greeted by SOARING CEILINGS, Hardwood Flooring, FRESH PAINT throughout, and NEW Carpet on both staircases. Just off the foyer is a HOME OFFICE, providing the perfect space to work from home. Nearby is a 2 pc BATHROOM, a LARGE Laundry Room with a SINK and plenty of cabinet space, and a MUDROOM that leads to the TRIPLE CAR GARAGE, which is equipped with a Wheelchair Accessible Lift. The FORMAL LIVING ROOM features a COZY Stone Fireplace with Built-ins and offers STUNNING VIEWS from the BACK DECK, complete with TWO GAS LINES for all your



summer BBQing needs. The GOURMET KITCHEN is a CHEFâ€™s dream with a MASSIVE ISLAND, GRANITE Counters, Two-Toned Floor-to-Ceiling Cabinets, SS APPLIANCES, including a GAS Cooktop. The DINING ROOM will seat all your loved ones for meaningful dinners, and a FAMILY ROOM with BUILT-INS and a Gas FIREPLACE. Catch every SUNSET in the SOUTHWEST FACING SUNROOM. The LUXURIOUS PRIMARY SUITE features DUAL WALK-IN CLOSETS and a SPA INSPIRED 5 pc ENSUITE w/a SOAKER TUB and a Fully Tiled WALK-IN SHOWER incl/Bench. A SECOND BEDROOM sits across from the 3 pc Bathroom, including a CEILING TRACK LIFT SYSTEM from the Bedroom to Bathroom to enhance MOBILITY and COMFORT. Upstairs, a SPRAWLING BONUS ROOM offers flexible space for a HOME THEATER or PLAYROOM, complete with a 3 pc BATHROOM and a WET BAR. The WALK OUT BASEMENT is fully equipped for MULTI-GENERATIONAL LIVING, featuring 3 ADDITIONAL BEDROOMS - each with its WALK IN CLOSET. A MASSIVE FAMILY ROOM, REC AREA, HAIR SALON, EXERCISE ROOM, and 2 MORE Baths (3 & 5 pc) w/relaxing STEAM SHOWER. There is also a SECOND LAUNDRY ROOM and a HUGE COLD STORAGE ROOM, plus quick access to the HOT TUB. Outdoors, the home is wrapped in DURABLE HARDIE PLANK siding and surrounded by MATURE TREES and RASPBERRY BUSHES. Enjoy 2 Storage Sheds, a COVERED PORCH, a SPACIOUS Back Deck with DUAL Gas Lines, and NO NEIGHBOURS BEHIND. The property is serviced by a WATER CO-OP and features a NEW SEPTIC PUMP PLUS ALARMS for added security. Recent upgrades include 3 NEW FURNACES, 3 NEW A/C UNITS, a REVERSE OSMOSIS SYSTEM, a WATER SOFTENER, and a CENTRAL VAC. This home truly checks every box for the MODERN

ACREAGE LIFESTYLE - LUXURY, SPACE,
and TOTAL COMFORT, all in a HIGHLY
DESIRABLE LOCATION. Don't miss your
opportunity to make this INCREDIBLE
PROPERTY your FOREVER HOME.

Built in 2009

Essential Information

| | |
|----------------|---|
| MLS® # | A2236614 |
| Price | \$2,149,900 |
| Bedrooms | 5 |
| Bathrooms | 6.00 |
| Full Baths | 5 |
| Half Baths | 1 |
| Square Footage | 3,868 |
| Acres | 2.01 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

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|-------------|-------------------------|
| Address | 21 Butte Hills Court |
| Subdivision | Butte Hills |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4A 0P5 |

Amenities

| | |
|--------------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Phone Connected, Satellite Internet Available |
| Parking | Additional Parking, Oversized, RV Access/Parking, Garage Faces Side, Gravel Driveway, Quad or More Attached |
| # of Garages | 3 |

Interior

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|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Recessed Lighting, Wet Bar |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Bar Fridge, Oven-Built-In |
| Heating | Boiler, In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Decorative, Gas, Living Room, Family Room, Stone |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

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|-------------------|---|
| Exterior Features | BBQ gas line, Fire Pit, Private Entrance, Private Yard, Rain Gutters, Storage, Rain Barrel/Cistern(s) |
| Lot Description | Back Yard, Front Yard, Fruit Trees/Shrub(s), No Neighbours Behind, Cul-De-Sac, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stone, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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| Date Listed | July 22nd, 2025 |
| Days on Market | 16 |
| Zoning | R-CRD |

Listing Details

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| Listing Office | RE/MAX House of Real Estate |
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