

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

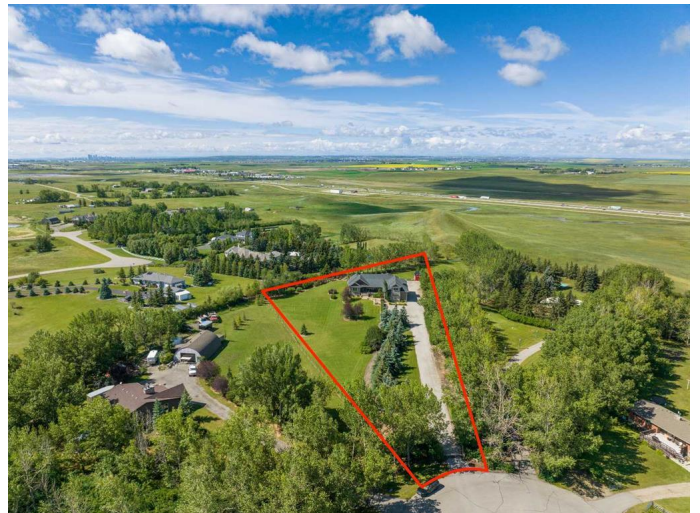
MLS® #A2236614

**\$2,149,900**

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

Butte Hills, Rural Rocky View County, Alberta

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. Did I mention this 'ONE' is I M M A C U L A T E?!

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

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	Quad or More Attached
# of Garages	3

### Interior

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

## Exterior

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

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	14
Zoning	R-CRD

## Listing Details

Listing Office	RE/MAX House of Real Estate
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