

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

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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



CHEF'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          | 1 and Half Storey, Acreage with Residence |
| 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      | Additional Parking, Garage Faces Side, Oversized, RV Access/Parking, Gravel Driveway, Quad or More Attached |
| # of Garages | 3                                                                                                           |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| 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, 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, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                        |
| Heating         | Boiler, In Floor, Forced Air, Natural Gas                                                                                                                                                            |
| Cooling         | Central Air                                                                                                                                                                                          |
| Fireplace       | Yes                                                                                                                                                                                                  |
| # of Fireplaces | 2                                                                                                                                                                                                    |
| Fireplaces      | Decorative, Family Room, Gas, Living Room, Stone                                                                                                                                                     |
| Has Basement    | Yes                                                                                                                                                                                                  |
| Basement        | Finished, Full, Walk-Out                                                                                                                                                                             |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 33              |
| Zoning         | R-CRD           |

## Listing Details

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

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