

# \$1,995,000 - 11 Butte Valley Bay, Rural Rocky View County

---

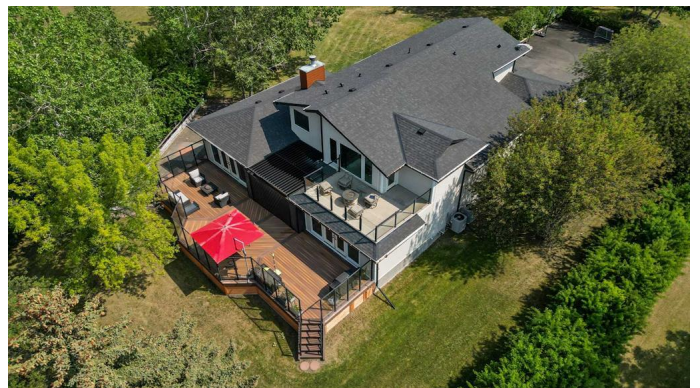
MLS® #A2229805

**\$1,995,000**

5 Bedroom, 4.00 Bathroom, 3,569 sqft  
Residential on 4.00 Acres

Butte Hills, Rural Rocky View County, Alberta

Experience true luxury and seclusion on this exclusive GATED 4 ACRE property, surrounded by mature trees for ultimate privacy. With over 4,500 sq ft of fully developed living space, this FULLY UPDATED estate offers 5 bedrooms and 3.5 bathrooms—ideal for families who crave space and sophistication. The smart-entry gate can be operated from your phone anywhere in the world, offering both security and convenience. A 39x31 fully HEATED SHOP provides the perfect space for a home business, hobbies, or storage, while the land offers plenty of room for gardens, recreation, or even horses and chickens! Inside, this CUSTOM HOME is designed to impress. You're welcomed by a soaring open-to-above ceiling and a curved staircase that makes a statement. A spacious main floor living room flows through to the rest of the home (which features Hunter Douglas blinds throughout!). TRIPLE CAR HEATED ATTACHED GARAGE! Just inside, a mudroom offers built-in full-sized lockers for each family member, a half bath, and a flexible den or office. At the back of the home, a large gym/playroom with wall-to-wall windows adds even more versatility. Perfect for workouts, playtime, or entertaining, it opens directly to the massive rear deck—creating seamless indoor-outdoor living. The chef's kitchen is a true highlight with full-height custom soft-close cabinetry, a huge island,



granite and quartz counters, a panelled top of the line JENN-AIR fridge, WOLF 6-burner gas stove with grill and dual ovens, pot filler, built-in Miele coffee machine, Wolf steam oven, microwave, and a large sink. A separate bar area includes a mini sink and temperature-controlled SUB-ZERO wine fridge. The adjoining dining space features a wood-burning fireplace with a gas starter and opens to the deck, ideal for entertaining. The expansive WEST FACING rear deck spans the width of the home and includes tall glass panels for privacy and wind protection, along with a HEATED SCREENED-IN PATIO with a motorized screen and adjustable louvres for All-Weather Comfort. Upstairs, enjoy a private balcony off the primary bedroom. Four spacious bedrooms, a laundry room, and two full bathrooms await upstairs. The luxurious primary suite features a spa-like ensuite with dual sinks, a freestanding copper soaker tub imported from Mexico, and a STEAM SHOWER with jets, dual shower heads, lighting, music, and more. The main bath has heated floors, and all sinks have instant hot water taps. The fully finished basement adds even more living space, with a fifth bedroom, a beautifully finished full bath, WET BAR, office/den, and a large rec room to relax or entertain. This isn't just a home—it's a Private Estate. A rare chance to own a secluded, expansive property that offers both luxury and convenience. Just minutes from QE2, CrossIron Mills, Costco, and more—yet it feels worlds away. A rare opportunity to own a secluded, fully loaded acreage a stone's throw to Calgary! Take the video tour to truly experience all this incredible home has to offer.

Built in 1990

## Essential Information

MLS® #	A2229805
Price	\$1,995,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,569
Acres	4.00
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	11 Butte Valley Bay
Subdivision	Butte Hills
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 0N2

### Amenities

Parking Spaces	10
Parking	Heated Garage, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bidet, Tankless Hot Water, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	57
Zoning	R2

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.