

**20093 Township Road 262**  
**Rural Rocky View County, Alberta**

**MLS # A2282707**



**\$1,950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,366 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-UR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Set on 4 acres of lush, tree-lined land, this extraordinary estate offers privacy, presence, and prestige—just minutes from Calgary. Boasting over 5,500 sq. ft. of beautifully designed living space, this home underwent a major permitted expansion and renovation in 2021, resulting in a residence that feels both grand and entirely modern. Extensive upgrades include a brand-new septic system, Lux windows and doors, updated electrical, plumbing, heating, insulation, drywall, ceilings, lighting, and concrete sidewalks and patios surrounding the home. Additional features include a Culligan water softener and filtration system, three new furnaces, a new hot water tank, and new appliances—all still under warranty. A commercial-grade gas range with electric oven, plus two outdoor gas hookups for BBQs, further elevate the home’s functionality. Simply put, the upgrades are too numerous to list—this property must be experienced in person. The striking front entrance makes an immediate impression and opens to a thoughtfully designed main level. Here you’ll find a spacious den, a sunken living room, two generous dining areas, and an expansive chef’s kitchen complete with a large island, built-in bench seating, and a fully equipped spice kitchen. A cozy family room, two powder rooms, and a practical back entry with garage access and built-in coat and shoe storage complete the main floor. A stunning curved staircase leads upstairs to five bedrooms and four bathrooms. The upper level features two luxurious primary suites—one with double doors, a private sitting area, a 5-piece ensuite with jetted tub, and walk-in closet; the other with a 4-piece ensuite and walk-in closet. Three additional bedrooms include two with attached bathrooms and one serviced by a separate full bath. Two loft spaces add versatility: a large loft with fireplace

and balcony overlooking the front yard, and a smaller loft ideal for a home office or study area. The upper floor also includes a convenient laundry room with ample storage, plus a small den perfect for a prayer room, playroom, or quiet retreat. The fully developed basement (illegal suite) has its own separate entrance and offers two bedrooms, a full bathroom, a living area, and a kitchen with an induction cooktop—ideal for extended family or guests. Positioned to capture sunlight throughout the day, the home is filled with natural light thanks to oversized windows throughout. Multiple driveways and a heated four-car garage provide exceptional convenience.