

# \$1,775,000 - 264 Stage Coach Lane, Rural Rocky View County

MLS® #A2248747

**\$1,775,000**

5 Bedroom, 4.00 Bathroom, 2,472 sqft  
Residential on 2.00 Acres

Sharp Hill, Rural Rocky View County, Alberta

STUNNING 5 bedroom home perfect for the growing family with ALL THE TOYS!!! MASSIVE triple attached garage and SEPERATE SHOP. 2 GORGEOUS acres, well kept, treed, fenced, with massive newer paved driveway and TONS of room for all the extras. Open layout with high ceiling, main floor office/den, living room, family room, formal dining area and a chefs kitchen. Walk out to the MASSIVE back with outdoor kitchen, powered gazebo for those outdoor summer evenings. FULLY FENCED garden area with stone/gravel ground perfect for family picnics and parties. 4 HUGE bedrooms up (plus one down), 3.5 bathrooms, and FULLY FINISHED basement. 2 A/C units and 2 furnaces. OVERSIZED TRIPLE ATTACHED GARAGE, plus a SEPERATE SHOP/GARAGE both fully heated and secure. Behind the shop is a fully fenced storage area and large shed for extra wood and equipment. Includes full security system and Airdrie alarm cameras. This is TRULY a ONE OF A KIND turnkey lifetime acreage and literally 2 minutes from highway 2 and Airdrie!

Built in 2002

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2248747    |
| Price  | \$1,775,000 |



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,472                            |
| Acres          | 2.00                             |
| Year Built     | 2002                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 264 Stage Coach Lane    |
| Subdivision | Sharp Hill              |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | t4a0p2                  |

### Amenities

|                |                                                                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                                                   |
| Parking        | Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Attached, 220 Volt Wiring, RV Carport, Workshop in Garage |
| # of Garages   | 3                                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                                                                           |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Barbecue, BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Storage |
| Lot Description   | Garden, Landscaped, Many Trees, See Remarks, Views, Gazebo                |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                        |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 6                 |
| Zoning         | R1                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Exclusive Home Sales (1973)Ltd |
|----------------|--------------------------------|

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