

# **\$3,999,000 - 251203 Sunshine Road, Rural Rocky View County**

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MLS® #A2231622

**\$3,999,000**

5 Bedroom, 3.00 Bathroom, 3,082 sqft  
Residential on 3.00 Acres

NONE, Rural Rocky View County, Alberta

SELLER APPLIED IN 2024 TO REDESIGNATE THE SUBJECT 3 ACRE LAND TO LIVE-WORK (S-FUD) LAND USE, RECENT MEETING WITH THE ROCKY VIEW WAS jUNE 17TH.2025 AND THEY APPROVED THEIR APPLICATION TO MATCH THE NEIGHBORS LAND USE ,WHICH IS S-FUD,WHICH TRANSLATES TO 50% COMMERCIAL AND 50 % RESIDENTIAL,NEXT BOARD MEETING IS IN SEPTEMBER AND SELLER IS TOLD BY THE DESIGNER THAT VOTING WILL HAPPEN IN OTCTOBER TO GRANT THE SELER S-FUD STAUUS FOR THIS LAND,RIGHT AFTER THAT , ROCKY VIEW WILL START AN ASP PROCESS . ALMOST 3100 SQUIRE FEET HOUSE IS VERY NICE AND CLEAN,TOTAL OF 5 BEDROOMS,4 BEDROOMS UPSTAIRS,MASTER WITH 5PCE BATH EN SUITE,WALK IN CLOSET AND 3 OTHER GOOD SIZE BEDROOMS WITH COMMON BATHROOM.MAIN FLOOR BEDROOM,FULL BATH ROOM. LAUNDRY ROOM WITH LAUNDRY SINK,LARGE LIVING AND DINING,BEAUTIFULL KITCHEN WITH ISLAND AND BREAKFAST BAR, GRANITE COUNTER TOPS,FAMILY ROOM WITH BUILT IN SHELVES,HIGH CEILING IN THE LIVING AREA,BASEMENT IS UNFINISHED WITH 4 LARGE WINDOWS,BRAND NEW 2 FURNACES ,HOT WATER TANK AND TRIPLE CAR GARAGE. THERE 3 SHOPS



,1000 SQUARE FEET EACH,TOTAL OF 3000  
SQUARE FEET, 2 SHOPS ARE CURRENTLY  
LEASED UNTIL DEC.2025,ONE SHOP  
OWNER IS OPERATING AS AN CAR  
REPAIR SHOP WITH 200 SQUARE FEET  
MEZZANINE,HALF BATH AND SMALL  
OFFICE SPACE. EXCELLENT  
OPPORTUNITY FOR THE TRUCKING  
BUSINESS WITH GRAVELED YARD ,HAS  
AN ACCESS FROM THE 100 STREET AND  
AS WELL AS THE HOUSE GOT ACCESS  
FROM THE SUNSHINE ROAD. EASY  
ACCESS TO STONEY TRAIL AND  
COUNTRY HILL BLVD.

Built in 2009

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2231622                         |
| Price          | \$3,999,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 3,082                            |
| Acres          | 3.00                             |
| Year Built     | 2009                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 251203 Sunshine Road    |
| Subdivision | NONE                    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T1Z 0M6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 10                     |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings              |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Family Room, Gas                                                                                  |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Unfinished                                                                                  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 21st, 2025 |
| Days on Market | 42              |
| Zoning         | R-Rur           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxValue Realty Ltd. |
|----------------|----------------------|

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