

# **\$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	29
Zoning	R-Rur

## Listing Details

Listing Office	MaxValue Realty Ltd.
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