

\$1,320,000 - 41 Sharp Hill Drive, Rural Rocky View County

MLS® #A2244014

\$1,320,000

5 Bedroom, 4.00 Bathroom, 4,149 sqft
Residential on 2.10 Acres

Sharp Hill, Rural Rocky View County, Alberta

Welcome to this beautifully upgraded bungalow on 2.1 acres in the highly sought-after community of Sharp Hill, offering a rare blend of privacy, space, and convenience just minutes from Airdrie and Calgary.

This home now features a total of 4,148 sq. ft. of developed living space, thanks to a professionally completed extension that adds incredible functionality and value. The addition includes a second kitchen, a full bathroom, two spacious rooms, and a bright living area with a separate entrance. It's ideal for a multi-generational household, a growing family, or potential rental income.

The main floor showcases large windows, skylights, high ceilings, and tiled flooring, creating a bright and open atmosphere throughout. The chef's kitchen offers ample counter space, granite countertops, and a generous layout that flows into both formal and casual living areas, perfect for entertaining.

The primary suite is a true retreat with a walk-in dressing room and a luxurious 6-piece ensuite. The home offers four bedrooms along with two additional dens, which can easily serve as extra bedrooms, offices, or flexible workspaces.



Enjoy the outdoors on the private patio, surrounded by rolling grassy hills and a striking natural rock wall that adds both beauty and privacy. A triple detached garage provides plenty of space for vehicles, tools, or recreational gear.

Whether you're looking for serene acreage living, flexible space for extended family, or an income-generating layout, this property delivers unmatched potential in a peaceful and established setting.

Built in 2000

Essential Information

MLS® #	A2244014
Price	\$1,320,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,149
Acres	2.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	41 Sharp Hill Drive
Subdivision	Sharp Hill
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 0P4

Amenities

Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	High Ceilings, Kitchen Island, Separate Entrance, Skylight(s)
Appliances	Dryer, Microwave, Refrigerator, Washer, Gas Range
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	22
Zoning	R1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.