

# \$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

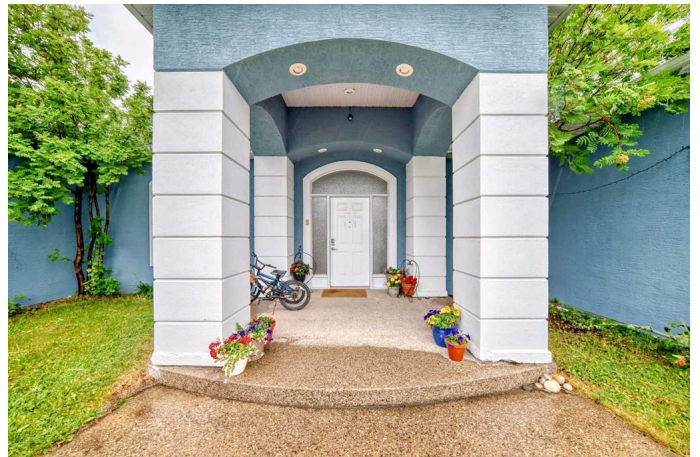
Sharp Hill, Rural Rocky View County, Alberta

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 | 27              |
| 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.