

**251231 Sunshine Road**  
**Rural Rocky View County, Alberta**

**MLS # A2289799**



**\$2,850,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,053 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Cleared		

**Heating:** High Efficiency, Fireplace(s), Forced Air, Natural Gas

**Water:** Well

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** Septic System

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Post & Beam, Wood Frame

**Zoning:** B-LWK

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s)

**Inclusions:** Kitchen Island

A rare turn-key estate where professional ambition and personal passion converge. This 4.99-acre property masterfully blends a spectacular custom home with an industrial-grade workshop, setting a new standard for live-work possibilities. **THE RESIDENCE:** A completely renovated cedar post and beam home. Every room, including the kitchen and bathrooms, has been meticulously updated. Supported by new plumbing & electrical, two high-efficiency Goodman furnaces (separate zones), and a new hot water tank. Exterior features new stucco, a new roof, and 2" of foam insulation. The professionally framed basement awaits your finishing touches. **THE SHOP:** A 2,173 SqFt mechanic's dream. This professional-grade workshop features a durable pressure-treated plywood substrate, fully insulated walls, and over 200,000 BTUs of heat from a natural gas infrared tube and two furnaces. Equipped with a 2-post, 220V automotive lift (15,000 lbs. capacity) and three new insulated 10-foot overhead doors. **UNMATCHED POTENTIAL & RARE ZONING:** A rare exception to the discontinuation of Business-Live-Work (B-LWK) zoning in Rockyview County. A rezoning application (from R-RUR to B-LWK) is pending approval, which would unlock the potential to construct a second, larger industrial shop. Positioned kitty-corner to the proposed Omni by Genesis development within an emerging corridor, offering exceptional long-term upside. **SITE & ACCESS:** Extensive site work includes a full property regrade and 400 ft of underground culverts for drainage. A new recycled asphalt driveway is being installed (completion by June 2026). Enjoy three separate access points: Sunshine Rd., Range Road 252, and Highway 285. **ADDITIONAL FEATURES:** Includes a 22'x24' double detached garage being remodeled with a new roof, door, windows, and

eavestroughs (completion by June 2026). Located minutes east of Calgary. An irreplaceable asset for the discerning buyer seeking scale, flexibility, and significant long-term growth. Your vision awaits.