

# \$1,599,000 - 88 Sharp Hill Drive, Rural Rocky View County

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MLS® #A2259077

**\$1,599,000**

5 Bedroom, 4.00 Bathroom, 1,870 sqft  
Residential on 1.96 Acres

Sharp Hill, Rural Rocky View County, Alberta

Welcome to the Ultimate Dream Home in Sharp Hill! Looking for space, luxury, and a garage thatâ€™ll make your friends jealous? Look no further â€“ this massive 5 bedroom bi-level beauty is the whole package, and then some. Sitting pretty on 1.96 acres just 5 minutes to Airdrie and 15 to Calgary, you get the best of both worlds, peaceful country vibes with city convenience at your fingertips. Some features to peak your interest are; the massive windows that surround the home, bathing every room in natural light, the Eat-in kitchen perfect for pancake Sundays or late-night snacks, Walk-through pantry (because every great kitchen needs a secret passage), Walk-in closets that finally justify your shopping habit, Walk-out basement built for entertaining â€“ includes a custom home theatre, wet bar, and yesâ€¦ a manâ€™s dream den, And oh, did we mention the 9-car fully heated garage? Thatâ€™s right. NINE. Bring your toys, your tools, and your Tesla. Whether youâ€™re hosting a crowd or just enjoying quiet luxury, this home offers space, style, and substance in a stunning location. This isnâ€™t just a home â€“ itâ€™s a lifestyle. So like I away say, start that car & come see it before someone else turns the key in your dream garage!

Built in 2004



## Essential Information

|                |                                        |
|----------------|----------------------------------------|
| MLS® #         | A2259077                               |
| Price          | \$1,599,000                            |
| Bedrooms       | 5                                      |
| Bathrooms      | 4.00                                   |
| Full Baths     | 3                                      |
| Half Baths     | 1                                      |
| Square Footage | 1,870                                  |
| Acres          | 1.96                                   |
| Year Built     | 2004                                   |
| Type           | Residential                            |
| Sub-Type       | Detached                               |
| Style          | Acreage with Residence, 2 Storey Split |
| Status         | Active                                 |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 88 Sharp Hill Drive     |
| Subdivision | Sharp Hill              |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T4A 0P4                 |

## Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Utilities      | Cable Internet Access, Electricity Available, Garbage Collection, Natural Gas Available          |
| Parking Spaces | 12                                                                                               |
| Parking        | 220 Volt Wiring, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Quad or More Attached |
| # of Garages   | 9                                                                                                |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer                                  |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                                                   |
| Fireplace         | Yes                                                                                                                    |

|                 |                           |
|-----------------|---------------------------|
| # of Fireplaces | 2                         |
| Fireplaces      | Basement, Gas, Great Room |
| Has Basement    | Yes                       |
| Basement        | Full, Walk-Out            |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | BBQ gas line, Courtyard, RV Hookup                        |
| Lot Description   | Few Trees, Low Maintenance Landscape, Other, Conservation |
| Roof              | Asphalt Shingle                                           |
| Construction      | Concrete, Mixed, Wood Frame                               |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 2                    |
| Zoning         | R1                   |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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