



THE
A-TEAM

**RE/MAX
FIRST**

351 SHORE Drive, Rural Rocky View County T1Z 0H7

MLS® #: **A2146583** Area: **Prairie Royal Estate** Listing Date: **07/05/24** List Price: **\$1,399,000**
Status: **Active** County: **Rocky View County** Change: **-\$100k, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **1979**

Lot Information

Lot Sz Ar: **181,645 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **2,417**
Low Sqft:
Ttl Sqft: **2,417**

DOM

92

Layout

Beds: **7 (4 3)**
Baths: **4.0 (4 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
Garage Sz: **5**

Backs on to Park/Green Space,Lake,Garden,No Neighbours Behind,Landscaped,Many Trees,Private Double Garage Attached,Triple Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Entrance,Private Yard**

Construction: **Asphalt,Vinyl Siding**
Flooring: **Carpet,Hardwood**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Range,Microwave,Microwave Hood Fan,Oven,Range Hood,Refrigerator,Washer**
Int Feat: **French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 5`1"	4pc Ensuite bath	Main	8`0" x 7`7"
Bedroom	Main	11`1" x 11`10"	Bedroom	Main	11`1" x 12`0"
Bedroom	Main	15`1" x 10`6"	Breakfast Nook	Main	11`1" x 15`2"
Dining Room	Main	11`1" x 11`11"	Foyer	Main	9`0" x 9`10"
Kitchen	Main	11`1" x 10`10"	Kitchen	Main	8`5" x 8`1"
Laundry	Main	11`1" x 5`3"	Living Room	Main	12`9" x 16`7"
Living Room	Main	23`10" x 14`5"	Bedroom - Primary	Main	15`1" x 14`3"
3pc Bathroom	Basement	8`7" x 5`9"	4pc Bathroom	Basement	5`0" x 8`5"
Bedroom	Basement	8`8" x 13`5"	Bedroom	Basement	16`7" x 13`9"

Bedroom
Living Room
Furnace/Utility Room

Basement
Basement
Basement

13`11" x 14`2"
23`6" x 24`1"
10`3" x 6`9"

Media Room
Game Room

Basement
Basement

14`6" x 14`3"
19`11" x 30`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7510469

Zoning:
RRUR

Remarks

Pub Rmks: **100k reduction for quick sale till end of Oct 30 2024. Welcome to this exceptional property in Prairie Royal Estate, Rocky View County, just a short drive from Cornerstone NE Calgary. Nestled amidst picturesque nature yet conveniently close to city amenities, this renovated bungalow on over 4 acres of land. As you approach, a long, beautiful driveway welcomes you to this amazing property, with attached 2 car and detached 3 car garage. Step inside to discover 3 spacious living areas perfect for entertaining or unwinding with family. The home features 7 bedrooms, and 4 full heated bathrooms designed for comfort, alongside a state-of-the-art kitchen with high-end appliances and a separate spice kitchen. Enjoy movie nights in the cozy theater room or gather for meals in the 2 dining areas. Premium carpeting in the bedrooms and basement, paired with hardwood flooring and tiled bathrooms, add to the home's luxurious feel. Outside, a vast deck overlooks the serene landscape, leading to a backyard that extends to the lake. Whether you're captivated by the peaceful surroundings or the modern comforts within, this property presents a rare opportunity for a distinguished lifestyle.**

Inclusions:
Property Listed By: **None**
Real Estate Professionals Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











