



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**404 SHORE Drive, Rural Rocky View County T1Z0H6**

MLS® #: **A2151661** Area: **Prairie Royal Estate** Listing Date: **07/24/24** List Price: **\$1,355,000**  
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2001**  
 Lot Information  
 Lot Sz Ar: **174,240 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Few Trees, No Neighbours Behind, Landscaped, Views**  
 Park Feat: **Triple Garage Attached**

Finished Floor Area

Abv Sqft: **2,091**  
 Low Sqft:  
 Ttl Sqft: **2,091**

DOM

**54**  
Layout  
 Beds: **5 (4 1)**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **5**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer: **Septic Field, Septic Tank**  
 Ext Feat: **None**  
 Construction: **Stucco**  
 Flooring: **Carpet, Ceramic Tile, Hardwood, Vinyl Plank**  
 Water Source: **See Remarks, Well**  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`11"	Bedroom	Main	11`0" x 13`8"
Family Room	Main	13`5" x 20`6"	Kitchen	Main	13`4" x 12`8"
Laundry	Main	9`8" x 8`10"	Living Room	Main	16`4" x 12`4"
4pc Ensuite bath	Upper	9`10" x 10`0"	5pc Bathroom	Upper	9`10" x 8`5"
Bedroom	Upper	16`5" x 17`2"	Bedroom	Upper	13`4" x 11`6"
Bedroom - Primary	Upper	19`11" x 12`4"	Walk-In Closet	Upper	4`7" x 9`7"

3pc Bathroom  
Game Room  
Furnace/Utility Room

Basement  
Basement  
Basement

5`11" x 8`2"  
13`3" x 16`5"  
15`10" x 13`5"

Bedroom  
Storage

Basement  
Basement

13`4" x 12`11"  
10`8" x 11`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

9913200

Zoning:  
**RRUR**

Remarks

Pub Rmks:

**OPEN HOUSE 2024-09-14 2:30pm-4:30pm 2024-09-15 12:00pm - 4:30pm!! Discover modern country estate living in the prestigious Prairie Royal Estates at 404 Shore Drive. This beautifully renovated 3000+ square feet, 2-storey home features all-new appliances, a walk-out basement, a triple car garage, and a main-level bedroom. The open-concept main floor boasts spacious living and dining areas filled with natural light and an amazing kitchen perfect for both gourmet cooking and quick meals. The fully finished walk-out basement adds versatile space, ideal for a recreation room, home office, or guest suite. Car enthusiasts will love the triple car garage, offering ample parking and storage. Situated in a tranquil community, this home provides a serene escape while maintaining convenient access to Calgary. Convenience is key with this location: just 10 minutes to the airport, 10 minutes to Crossiron Mills Shopping Mall, and quick and easy access to Stoney Trail and Country Hills. Additionally, the property can be rezoned to accommodate light industrial use, providing a unique opportunity for business ventures or investment potential and even additional dwelling! Don't miss the chance to own this exceptional property—schedule your private viewing today and make 404 Shore Drive your dream home!**

Inclusions:  
Property Listed By:

**Trampoline, Tanks in Garage, second fridge in the laundry/mudroom See Remarks  
Royal LePage Benchmark**

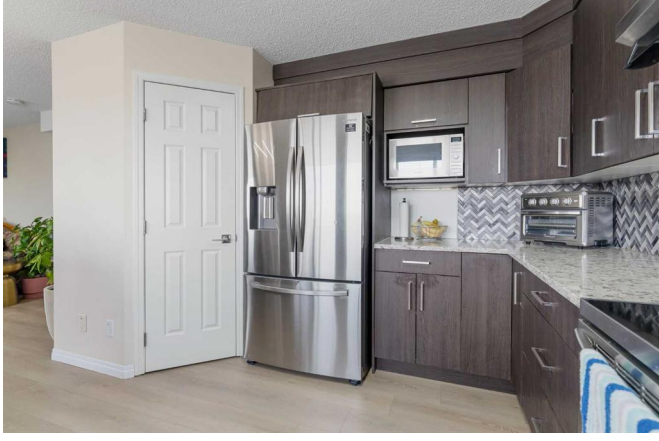
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















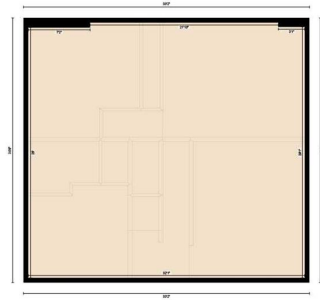






**404 Shore Dr, Delacour, AB**

Measurement Diagram for Walkout Basement  
Exterior Wall Thickness: 6.5 in



PREPARED: 20240723

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**404 Shore Dr, Delacour, AB**

Walkout Basement (Below Grade)  
Exterior Area: 1013.25 sq ft  
Interior Area: 942.42 sq ft



PREPARED: 20240723

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



**404 Shore Dr, Delacour, AB**

Upper Level  
Exterior Area: 303.75 sq ft  
Interior Area: 297.29 sq ft



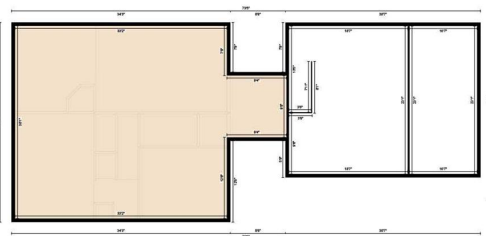
PREPARED: 20240723

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**404 Shore Dr, Delacour, AB**

Measurement Diagram for Main Level  
Exterior Wall Thickness: 6.5 in



PREPARED: 20240723

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**404 Shore Dr, Delacour, AB**

Main Level  
Exterior Area: 1167.86 sq ft  
Interior Area: 1039.52 sq ft  
Excluded Area: 732.88 sq ft



PREPARED: 20240723

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**404 Shore Dr, Delacour, AB**

Main Building: Total Exterior Area Above Grade: 2091.21 sq ft

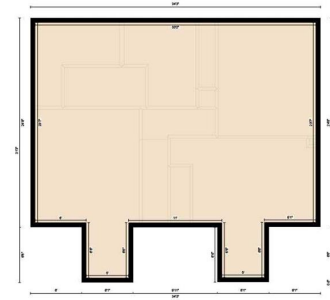


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**404 Shore Dr, Delacour, AB**

Measurement Diagram for Upper Level  
Exterior Wall Thickness: 6.5 in



PREPARED: 20240723

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