



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**126 SOUTH SHORE Point, Rural Rocky View County T1Z 0J1**

MLS® #: **A2160219** Area: **Prairie Royal Estate** Listing Date: **08/24/24** List Price: **\$1,399,999**  
 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** Finished Floor Area  
 Abv Sqft: **2,544**  
 Low Sqft:  
 Ttl Sqft: **2,544**  
 Year Built: **2001**  
Lot Information  
 Lot Sz Ar: **175,546 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Paved**  
 Park Feat: **Triple Garage Attached**

DOM

**25**  
Layout  
 Beds: **4 (4 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey,Acreage with Residence**  
Parking  
 Ttl Park: **8**  
 Garage Sz: **3**

Utilities and Features

Roof: **Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Sewer: **Septic Field,Septic Tank** Water Source: **Shared Well**  
 Ext Feat: **Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Electric Range,Built-In Oven,Central Air Conditioner,Dishwasher,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	10`9" x 11`0"	Office	Main	10`2" x 9`6"
Den	Main	10`2" x 10`5"	Covered Porch	Main	19`11" x 4`8"
Covered Porch	Main	20`0" x 4`6"	Covered Porch	Main	15`2" x 4`5"
Mud Room	Main	8`9" x 9`9"	Laundry	Main	5`1" x 5`11"
Other	Main	5`10" x 3`5"	3pc Bathroom	Main	5`11" x 5`11"
Kitchen	Main	13`10" x 16`10"	Pantry	Main	4`0" x 3`11"

**Dining Room** Main 12`4" x 11`11"  
**Bedroom - Primary** Second 14`8" x 18`0"  
**Bedroom** Second 14`8" x 11`3"  
**Walk-In Closet** Second 7`10" x 4`5"  
**5pc Ensuite bath** Second 16`2" x 12`0"  
**Laundry** Basement 20`4" x 8`4"  
**Dining Room** Basement 11`7" x 11`3"  
**Game Room** Basement 18`11" x 17`4"  
**Flex Space** Basement 9`6" x 9`10"

**Living Room** Main 22`5" x 18`0"  
**Bedroom** Second 11`0" x 10`2"  
**4pc Bathroom** Second 7`8" x 4`11"  
**Bedroom** Second 9`8" x 10`2"  
**Other** Main 28`3" x 12`10"  
**Den** Basement 13`4" x 10`9"  
**Entrance** Basement 11`10" x 7`0"  
**Kitchen** Basement 9`10" x 9`7"  
**3pc Bathroom** Basement 10`2" x 7`0"

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 0012040  
 Zoning: R1

Remarks

Pub Rmks: **Embrace the pinnacle of country living with this stunning two-storey home, set on 4 expansive acres and featuring 3722 sq ft of elegant finished space. The main floor boasts a grand entrance leading to a chef's kitchen with a large island, high-end appliances, and a spacious pantry. The versatile office can double as a bedroom, complemented by a full 3-piece washroom. Enjoy two inviting living areas, one bathed in natural light, and a dining space perfect for gatherings. The large front and side porches, along with a generous deck, enhance the outdoor living experience. A side entrance or mudroom adds practical convenience. Upstairs, the primary bedroom is a luxurious retreat with a walk-in closet and a 5-piece ensuite, while three additional spacious bedrooms and a 4-piece bathroom offer comfort and style. The main floor also includes a well-appointed laundry room. The fully finished walkout basement features a separate bedroom, kitchen, dining room, flex room, recreation/games room, and a 3-piece bathroom. Additional highlights include a triple garage, centralized vacuum, and air conditioning, plus a storage shed on the property. Just five minutes from Stoney Trail, Cornerstone Plaza, shoppers, chalo freshco, 15 mins drive to the bustling CrossIron Mall, 15 mins drive to the airport and very close to all other city amenities, this residence offers the perfect blend of serene countryside and urban convenience. This home seamlessly combines sophisticated country charm with modern amenities, offering an unparalleled lifestyle in a highly sought-after location. Other key points- new furnace changed in 2024, new ac installed in 2024, hot water tank changed 3 years ago, well is shared with community, septic tank on the property and recently cleaned in Aug 2024. The property is fully renovated. Claim for the hail damage due to the recent hailstorm in Calgary has already been filed with the insurance company.**

Inclusions: none  
 Property Listed By: RE/MAX Complete Realty

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









