



THE
A-TEAM

**RE/MAX
FIRST**

16 NORTH SHORE Court, Rural Rocky View County T1Z 0H4

MLS® #: **A2185811** Area: **Prairie Royal Estate** Listing Date: **01/16/25** List Price: **\$1,449,900**
 Status: **Pending** 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: **2,089**
 Low Sqft:
 Ttl Sqft: **2,089**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **190,357 sqft**
 Lot Shape:

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard, Cul-De-Sac, Front Yard, No Neighbours Behind, Landscaped, Private, Treed**
 Park Feat: **Additional Parking, Driveway, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Fire Pit, Lighting, Private Yard**

Construction: **Brick**
 Flooring: **Carpet, Ceramic Tile, Vinyl**
 Water Source: **See Remarks, Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Bookcases, Built-in Features, Kitchen Island, Walk-In Closet(s), Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`1" x 12`11"	Kitchen	Main	14`7" x 13`9"
Breakfast Nook	Main	9`10" x 9`10"	Dining Room	Main	12`7" x 10`0"
Pantry	Main	3`9" x 3`9"	Foyer	Main	9`1" x 8`2"
Office	Main	10`3" x 9`1"	Laundry	Main	7`1" x 5`6"
Mud Room	Main	5`5" x 3`5"	2pc Bathroom	Main	6`3" x 5`5"
Bedroom - Primary	Second	13`6" x 12`11"	Walk-In Closet	Second	7`2" x 4`11"

5pc Ensuite bath	Second	12`11" x 12`0"	Bedroom	Second	10`4" x 10`2"
Bedroom	Second	12`11" x 10`2"	4pc Bathroom	Second	8`4" x 4`11"
Family Room	Basement	13`3" x 12`0"	Game Room	Basement	13`3" x 13`3"
Flex Space	Basement	9`0" x 7`6"	Storage	Basement	10`9" x 7`2"
2pc Bathroom	Basement	5`2" x 4`11"	Furnace/Utility Room	Basement	12`7" x 12`2"
Bedroom	Basement	16`1" x 13`10"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9913200**

Zoning: **R-Rur**

Remarks

Pub Rmks: ****OPEN HOUSE Sunday January 19th from 1-4 pm** Welcome to 16 North Shore Court in the Prairie Royale subdivision, where acreage living meets convenience—just 35 minutes to downtown Calgary, under 10 minutes to city limits, and 15 minutes to Cross Iron Mall. Nestled on 4.37 acres, this property offers a serene countryside setting with a triple-attached garage, separate shop/breezeway, and luxurious modern upgrades. The main floor was fully renovated in 2021, showcasing durable and stylish vinyl plank flooring. The modern kitchen boasts quartz countertops, stainless steel appliances, a built in-wine fridge and in-floor heating in the breakfast nook. On the main floor you will also find the cozy living area with gas fireplace, a formal dining area and an office. Upstairs, renovated in 2022, the primary bedroom features automatic window coverings, a spacious walk-in closet, built-in cabinetry, and a tranquil spa-like 5-piece ensuite with in-floor heating. The home boasts four spacious bedrooms in total, two full and two half baths, main floor laundry, and a fully finished basement for extra space to relax or entertain. Recent upgrades include a new front porch and deck (2020), new roof/eavestroughs (scheduled to be replaced this spring), new garage doors and professionally installed built-in LED lighting on both the home and the 40x38 ft shop with its 40x11 ft enclosed breezeway. Two brand-new air conditioning units (2024) ensure year-round comfort. The \$35,000 reverse osmosis water system, serviced every six months, provides exceptional water quality throughout the entire home. Enjoy the perfect blend of indoor and outdoor living with thoughtfully landscaped grounds, a heated shop, and over four acres to call your own. Don't miss this rare opportunity to experience upscale acreage living so close to the city. Book your showing today!**

Inclusions: **window coverings, surround sound system in basement including additional radio (not hooked up), black cabinet & coat rack in breezeway, indoor vacuum in shop, Hayley cabinets/work benches in shop, Hayley welding bench, Standalone security system for shop, Rapid mounted airline in shop, Overhead door openers in shop**

Property Listed By: **The Real Estate District**

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











