

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



ral Information				DOM		
Туре:	Residential			5		
ype:	Detached			Layout		
own:	Rural Rocky View	Finished Floor Are	a	Beds:	4(31)	
	County	Abv Sqft:	2,089	Baths:	3.0 (2 2)	
Built:	2000	Low Sqft:		Style:	2 Storey, Acreage	
<u>formation</u>		Ttl Sqft:	2,089	-	with Residence	
z Ar:	190,357 sqft					
nape:				Parking		
				Ttl Park:	0	
				Garage Sz:	3	
s:						
eat:	Back Yard,Cul-De-S	ac,Front Yard,No N	leighbours Behind,I	Landscaped, Private, Tree	ed	
Feat:	Additional Parking, Driveway, Triple Garage Attached					

Utilities and Features

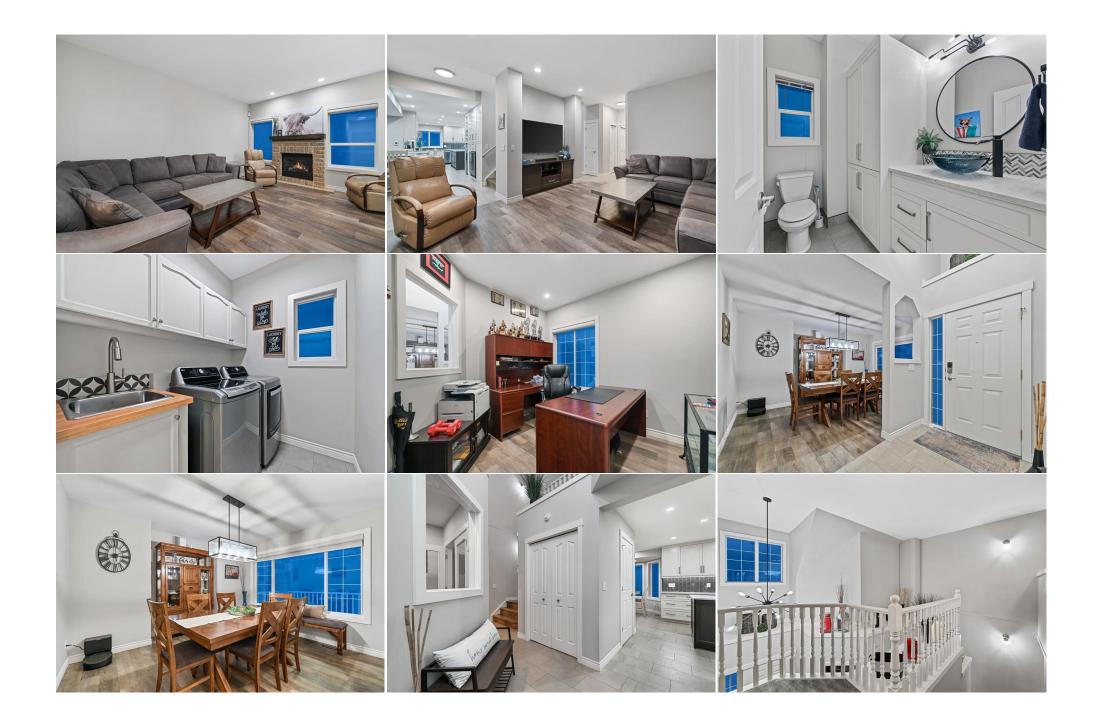
Roof: Asphalt Shingle Heating: In Floor,Forced Air,Natural Gas Sewer: Septic Field,Septic Tank Ext Feat: Fire Pit,Lighting,Private Yard Kitchen Appl: Bar Fridge,Central Air Conditioner,Dishwasher,Electric Range,M Int Feat: Bookcases,Built-in Features,Kitchen Island,Walk-In Closet(s),W Utilities: State			Water Source: See Remarks,Well Fnd/Bsmt: Poured Concrete ange,Microwave Hood Fan,Refrig	Brick Flooring: Carpet,Ceramic Tile,Vinyl Water Source: See Remarks,Well Fnd/Bsmt: Poured Concrete Microwave Hood Fan,Refrigerator,Washer/Dryer		
			Room Information			
Room Living Room Breakfast Noo Pantry Office Mud Room Bedroom - Prir	Main Main Main	Dimensions 16`1" x 12`11" 9`10" x 9`10" 3`9" x 3`9" 10`3" x 9`1" 5`5" x 3`5" 13`6" x 12`11"	Room Kitchen Dining Room Foyer Laundry 2pc Bathroom Walk-In Closet	<u>Level</u> Main Main Main Main Second	Dimensions 14`7" x 13`9" 12`7" x 10`0" 9`1" x 8`2" 7`1" x 5`6" 6`3" x 5`5" 7`2" x 4`11"	

5pc Ensuite bath Bedroom Family Room Flex Space 2pc Bathroom Bedroom	Second Second Basement Basement Basement Basement	12`11" x 12`0" 12`11" x 10`2" 13`3" x 12`0" 9`0" x 7`6" 5`2" x 4`11" 16`1" x 13`10"	Bedroom 4pc Bathroom Game Room Storage Furnace/Utility Room Legal/Tax/Financial	Second Second Basement Basement Basement	10`4" x 10`2" 8`4" x 4`11" 13`3" x 13`3" 10`9" x 7`2" 12`7" x 12`2"		
Title: Fee Simple Legal Desc:	9913200	Zoning: R-Rur	Remarks				
Pub Rmks: Inclusions: Property Listed By:	 **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 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-floo 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 of 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 entit 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! 						

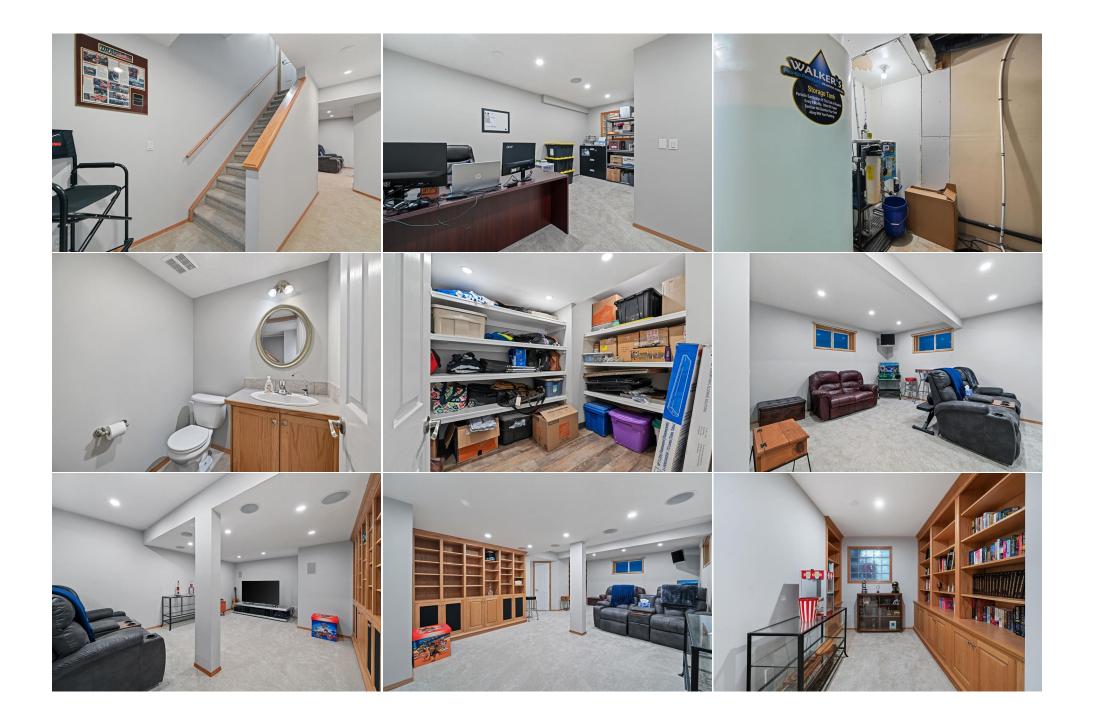
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

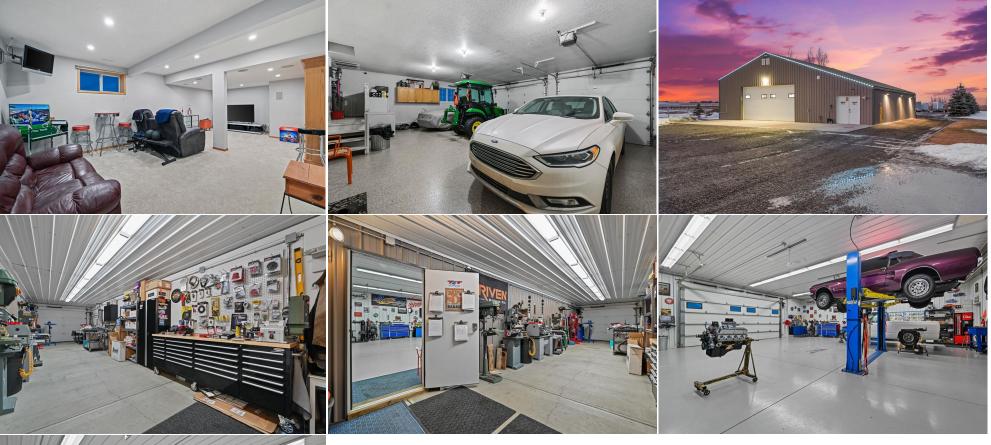














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