

# \$1,149,786 - 247 Shore Drive, Rural Rocky View County

MLS® #A2262909

**\$1,149,786**

4 Bedroom, 2.00 Bathroom, 1,865 sqft

Residential on 4.32 Acres

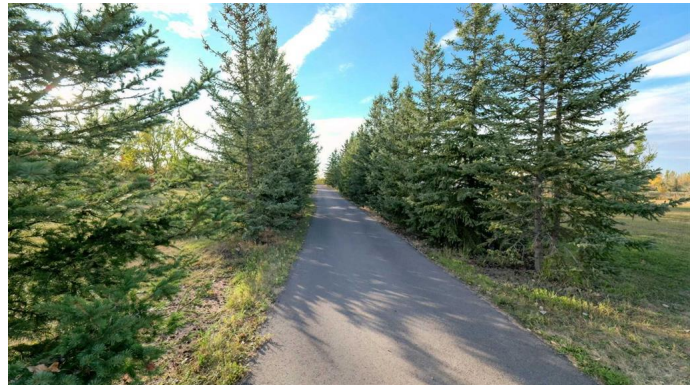
Prairie Royal Estate, Rural Rocky View County, Alberta

Excellent opportunity to own your own piece of Country living and the enjoy all the space and peace and tranquility. 4.32 acres of land with a beautiful 3 level split home, single attached garage plus a triple detached garage. Nice and open layout main floor is welcoming and full of natural light. Large Living room, big Dining room, spacious kitchen with lots of cabinets and counter space make up the main level. The second level has the primary bedroom and two more large bedrooms and a 3 piece bathroom. It does not end here. There is a third level that has great Rec Room, and a 4 piece bathroom. Basement is finished with Bedroom, laundry room and utility room. The seller has completed many renovations and improvements to the property, including a new asphalt driveway, fresh carpet, new paint throughout, a brand-new deck, and new garage doors. These updates add both value and curb appeal, making the home move-in ready. There is lots of space for the family to enjoy inside the home and outside. Do not miss out on this great property.

Built in 1972

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2262909    |
| Price    | \$1,149,786 |
| Bedrooms | 4           |



|                |                                       |
|----------------|---------------------------------------|
| Bathrooms      | 2.00                                  |
| Full Baths     | 2                                     |
| Square Footage | 1,865                                 |
| Acres          | 4.32                                  |
| Year Built     | 1972                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | 3 Level Split, Acreage with Residence |
| Status         | Active                                |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 247 Shore Drive         |
| Subdivision | Prairie Royal Estate    |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T2M 4L5                 |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | None                                           |
| Parking Spaces | 6                                              |
| Parking        | Single Garage Attached, Triple Garage Detached |
| # of Garages   | 5                                              |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | French Door, Granite Counters, Open Floorplan, Vaulted Ceiling(s), Beamed Ceilings     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Wood Burning                                                                           |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                               |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, Treed |
| Roof            | Asphalt Shingle                                                           |
| Construction    | Vinyl Siding, Wood Frame                                                  |
| Foundation      | Poured Concrete                                                           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Zoning         | R-1                |
| HOA Fees       | 40                 |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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