



**GRASSROOTS**  
REALTY GROUP

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**247 Shore Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2262909**



**\$1,149,786**

<b>Division:</b>	Prairie Royal Estate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split, Acreage with Residence		
<b>Size:</b>	1,865 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	4.32 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, French Door, Granite Counters, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

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.