



8 North Shore Court
Rural Rocky View County, Alberta

MLS # A2295115



\$1,199,000

Division:	Prairie Royal Estate		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,004 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Asphalt, Double Garage Attached, Double Garage Detached, Heated Garage		
Lot Size:	4.08 Acres		
Lot Feat:	Cul-De-Sac, Level, Many Trees		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: TV Brackets, Basement Wet Bar Fridge

This may be the acreage lifestyle you've been searching for! Situated on 4 fully fenced acres surrounded by mature trees and open prairie skies, this property offers tranquility, privacy, and a touch of luxury—all within 25 minutes of downtown Calgary. As you arrive through the secured gated entrance, a paved driveway and recycled asphalt parking welcome you home, leading to not one but two heated double garages. Step onto the expansive front deck, and you'll instantly picture quiet mornings with coffee, peaceful afternoons reading in the fresh country air, or evenings entertaining guests as the sun sets over wide-open skies. Inside, nearly 4,000 sq. ft. of air-conditioned living space blends warmth and functionality. The central kitchen, with its 3-sided island, is the heart of the home—perfectly positioned between the dining area and the sunlit living room. The primary bedroom is a relaxing retreat with a walk-in closet, 3-piece ensuite, and private patio-door access to the 64-foot front deck. Two additional bedrooms, a den, main-floor laundry, and a 4-piece bath complete the thoughtful main level, along with interior access to the oversized attached garage. The fully finished lower level with heated floors is a welcoming extension of the home, featuring two more bedrooms, a full 3-piece bath, a cozy rec room, wet bar, and cold room. The closed-loop glycol heat exchanger system ensures consistent comfort all winter long. A second heated 25' x 25' detached garage offers extra space for projects, vehicles, or hobbies. Recent upgrades provide peace of mind, including new shingles, soft metals, vents, and siding (2025), furnace and A/C (2023), 75-gallon hot water tank (2022), septic tank (2023), and vinyl plank flooring on the main floor. You'll also benefit from a radon mitigation system and an extensive water filtration and discharge

system. Whether you're seeking room to grow, space to breathe, or the ideal balance between rural calm and city convenience, this property delivers it all. Nestled in the family-friendly Prairie Royale community, you'll enjoy open green spaces, a central park, and a close-knit country neighborhood just 10 minutes from CrossIron Mills. Experience the peace of country living without compromise—welcome home to your private 4-acre retreat. Book your private showing today.