



**10 North Shore Point View
Delacour, Alberta**

MLS # A2136095



\$1,399,999

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,029 sq.ft. | Age: | 2001 (23 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 4.00 Acres | | |
| Lot Feat: | Back Lane, Backs on to Park/Green Space | | |

| | | | |
|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Negotiable

BACK DUE TO FINANCING (FINAL REDUCTION) ---- TD Bank Appraisal \$1,558,000 Completed May/24 --- Excellent location for a home business of your preference. (City approval required). Situated on a tranquil 4 Acre lot in Rural Rocky View County, Alberta, this stunning 2-story detached home at 10 North Shore Point offers the perfect blend of rural charm and modern sophistication. Renovated from the studs out as a forever home, it features high-end appliances, Moen faucets throughout, luxury vinyl flooring by Titan HD Plus, an illegal ensuite with a separate entrance, all-new light fixtures, crown molding, heated floors, granite countertops, Generac generator, Perpetual water heater, New high profile furnace, water filtration system, water pressure system, exterior app controlled LED lighting, motorized awning and much more on and endless list of upgrades in this forever home.. Realtors, please refer to the list of upgrades in the supplements, as they are extensive. The sprawling 4 Acre lot is newly fenced and has convenient rear access, providing ample outdoor space for privacy or home business use. Permits would allow for commercial vehicle storage and a plethora of other businesses uses. A new oversized septic system has been installed and an additional gas service line to support future development. The exceptionally heated 2,100 sq. ft. workshop complete with 14ft overhead doors houses a renovated workshop that doubles as a proverbial man cave. Excellent for running a home business or leisure activities. The adjacent attached space is an excellent additions to the workshop with garage door access. Purchased and designed as a "last stop," this is a unique opportunity to own a property with features and meticulous considerations that are not typically installed. Call, Text or Email for a showing today.