351 Shore Drive
Rural Rocky View County, Alberta

MLS # A2146583

$1,499,000

Division:	Prairie Royal Estate		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,417 sq.ft.	**Age:**	1979 (45 yrs old)
Beds:	7	**Baths:**	4
Garage:	Double Garage Attached, Triple Garage Detached		
Lot Size:	4.17 Acres		
Lot Feat:	Backs on to Park/Green Space, Lake, Garden, No Neighbours Behind, Landsc		

Heating:	Forced Air, Natural Gas	**Water:**	Well
Floors:	Carpet, Hardwood	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	**LLD:**	33-25-28-W4
Exterior:	Asphalt, Vinyl Siding	**Zoning:**	RRUR
Foundation:	Poured Concrete	**Utilities:**	-

Features: French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage

Inclusions: None

Welcome to this exceptional property in Prairie Royal Estate, Rocky View County, just a short drive from Cornerstone NE Calgary. Nestled amidst picturesque nature yet conveniently close to city amenities, this renovated bungalow on over 4 acres of land. As you approach, a long, beautiful driveway welcomes you to this amazing property, with attached 2 car and detached 3 car garage. Step inside to discover 3 spacious living areas perfect for entertaining or unwinding with family. The home features 7 bedrooms and 4 full heated bathrooms designed for comfort, alongside a state-of-the-art kitchen with high-end appliances and a separate spice kitchen. Enjoy movie nights in the cozy theater room or gather for meals in the 2 dining areas. Premium carpeting in the bedrooms and basement, paired with hardwood flooring and tiled bathrooms, add to the home's luxurious feel. Outside, a vast deck overlooks the serene landscape, leading to a backyard that extends to the lake. Whether you're captivated by the peaceful surroundings or the modern comforts within, this property presents a rare opportunity for a distinguished lifestyle. thx