

\$1,085,000 - 63 Prairie Schooner Estates, Rural Rocky View County

MLS® #A2217820

\$1,085,000

4 Bedroom, 3.00 Bathroom, 1,494 sqft
Residential on 2.00 Acres

Prairie Schooner Est, Rural Rocky View County, Alberta

Rare opportunity to own a property in PRAIRIE SCHOONER ESTATES! Located on a beautiful PRIVATE 2-acre Treed lot backing on to Trans-Canada Trail w/ BIG SKY views neighbouring Heatherglenn Golf Course + only 5 minutes to the city. This 4-level split boasts a massive 2,880+ sqft of total developed living space, 4 bedrooms, 3 full baths, with tons of upgrades including NEW HWT, Furnaces + AC. Airy front entry leads to OPEN concept main floor featuring BRIGHT living room w/ South facing Bow window seamlessly connecting to the dining area with easy access to HUGE two tiered deck equipped with Custom brick outdoor fireplace perfect for entertaining. Gourmet chef's kitchen w/ white shaker cabinets to ceiling, MASSIVE central island with under counter storage + Wine Fridge, ss appliances, granite counter tops, built in dishwasher + subway backsplash. Upstairs you will find 2 good sized bedrooms, 4pc bath + LARGE primary bedroom w/ custom dual closets + 3 pc ensuite with tile wrapped shower. Fully renovated lower level includes spacious family room w/ brick fireplace, 4 pc bath + Back entry leading to double car garage + HEATED shop. Updated Laundry Room with access to backyard complete the lower level. The basement features a large family/rec room, 4th Bedroom + access to HUGE crawl space perfect for



storage. Additional updates and features include Lower level renovation (2021) NEW furnaces + HWT (2022), AC (2023), Chain link fence (2023), 30-acre community green space with tennis and basketball courts + Direct access to the scenic Trans-Canada Trail for walking and biking. Just minutes away from Stoney Trail, Golf, Costco, East Hills Shopping Centre + Chestermere Lake Exceptional property!

Built in 1978

Essential Information

MLS® #	A2217820
Price	\$1,085,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,494
Acres	2.00
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

Community Information

Address	63 Prairie Schooner Estates
Subdivision	Prairie Schooner Est
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 0J8

Amenities

Amenities	Park, Trash
Parking Spaces	10
Parking	Double Garage Attached, Heated Garage, Workshop in Garage

of Garages 2

Interior

Interior Features Central Vacuum, Kitchen Island, Storage
Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Wine Refrigerator
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Wood Burning
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot, Treed
Roof Asphalt Shingle
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 8th, 2025
Days on Market 6
Zoning c-res
HOA Fees 1920
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.