

\$1,149,786 - 247 Shore Drive, Rural Rocky View County

MLS® #A2262909

\$1,149,786

4 Bedroom, 2.00 Bathroom, 1,865 sqft

Residential on 4.32 Acres

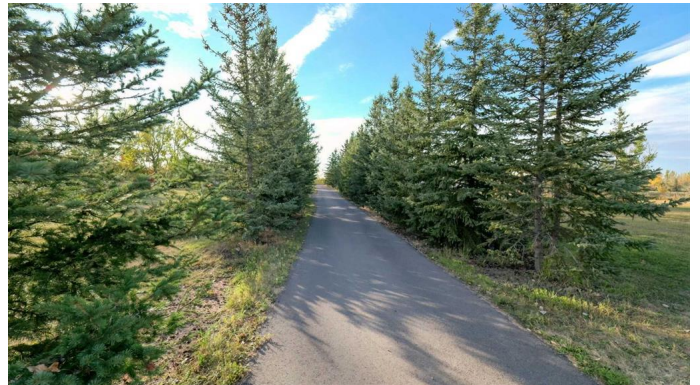
Prairie Royal Estate, Rural Rocky View County, Alberta

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.

Built in 1972

Essential Information

MLS® #	A2262909
Price	\$1,149,786
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,865
Acres	4.32
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	3 Level Split, Acreage with Residence
Status	Active

Community Information

Address	247 Shore Drive
Subdivision	Prairie Royal Estate
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T2M 4L5

Amenities

Amenities	None
Parking Spaces	6
Parking	Single Garage Attached, Triple Garage Detached
# of Garages	5

Interior

Interior Features	French Door, Granite Counters, Open Floorplan, Vaulted Ceiling(s), Beamed Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	7
Zoning	R-1
HOA Fees	40
HOA Fees Freq.	ANN

Listing Details

Listing Office	URBAN-REALTY.ca
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