



Single Family Building Type : House

Bedrooms: 4

Bathrooms: 2.5 Bathrooms

Interior Floor Space : 2168 sq.ft. Storey : 2-story Built in : 1999

Land Size : 5.2 ac subject for future subdivision (property is attached to 2 ac parcels subdivided in 2007)

Title : Freehold

Location : 112 Shore Dr Rural Rocky View MD, AB T2M 4L5

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Location, location, location!

Prairie Royal Estates 2-storey country style, 4 bedroom home is on a well landscaped 5.21 acre lot., extremely close to Calgary, 15 min from Deerfoot Trail and 5 min to the new Ring Road.

This 2168 sq.ft. home with 9' ceilings on all 3 levels feature wide open areas with large family room with gas fireplace and separate dining room (or office) on main floor. Front entry and mudroom and half bathroom is finished with ceramic tile. Charming oak cabinets, 2 cold pantries, granite counter tops, new stainless appliances, island and breakfast nook highlight this super family kitchen. Entire main level is finished with oak railing and hardwood flooring.

Upper level corridor is opened up with a skylight. Large master bedroom with walk-in closet includes a master bathroom with 4 piece ensure, large window, marble tiles on the floor and ceramic tiles up to the ceiling as well as a stand-up shower and Jacuzzi. Second full bathroom is finished in the same fashion. Co-op water is filtered thru a reverse osmosis system and gives excellent quality.

5.21 acre property includes a private 1/10 acre POND with mature poplar trees. 1500 trees are planted on the property including Raspberry, Strawberry, Saskatoon berry, Nanking cherry and much more! Property also comes with 107sq.ft. galvanized steel utility shed.

House has R70 ceiling fiberglass insulations. Over sized 24X26 double attached garage has 14' R52 fiberglass insulated ceiling. All windows are double energy efficient and tinted. House is cabled for a security system and each room features a cable and telephone outlet. Local television antenna in attic and lighting rod are installed. Basement features 3 zones of rough-in-slab heating.

Exterior Finish : Vinyl

Heating Type : Air circulation heat

Roofing Material : Asphalt shingle

Basement: Concrete (Unfinished)

This property is priced to sell, great value!

Must be seen to be appreciated! DIR: East on Country Hills Blvd (Hwy 564) to RRd 284 (Conrich Corner) Turn North on RRd 284 (aprox 2 KM) Follow South Shore Drive on right hand side.