

\$1,375,000 - 16 North Shore Court, Rural Rocky View County

MLS® #A2185811

\$1,375,000

4 Bedroom, 4.00 Bathroom, 2,089 sqft
Residential on 4.37 Acres

Prairie Royal Estate, Rural Rocky View
County, Alberta

OPEN HOUSE Sunday, April 6th 2:30-4:30 pm. Welcome to 16 North Shore Court in the Prairie Royale subdivision, where acreage living meets convenience—just 35 minutes to downtown Calgary, under 10 minutes to city limits, and 15 minutes to Cross Iron Mall. Nestled on 4.37 acres, this property offers a serene countryside setting with a triple-attached garage, separate shop/breezeway, and luxurious modern upgrades.

The main floor was fully renovated in 2021, showcasing durable and stylish vinyl plank flooring. The modern kitchen boasts quartz countertops, stainless steel appliances, a built-in wine fridge and in-floor heating in the breakfast nook. On the main floor you will also find the cozy living area with gas fireplace, a formal dining area and an office. Upstairs, renovated in 2022, the primary bedroom features automatic window coverings, a spacious walk-in closet, built-in cabinetry, and a tranquil spa-like 5-piece ensuite with in-floor heating. The home boasts four spacious bedrooms in total, two full and two half baths, main floor laundry, and a fully finished basement for extra space to relax or entertain. Recent upgrades include a new front porch and deck (2020), new roof/eavestroughs, new garage doors and professionally installed built-in LED lighting on both the home and the



40x38 ft shop with its 40x11 ft enclosed breezeway. Two brand-new air conditioning units (2024) ensure year-round comfort. The \$35,000 reverse osmosis water system, serviced every six months, provides exceptional water quality throughout the entire home.

Enjoy the perfect blend of indoor and outdoor living with thoughtfully landscaped grounds, a heated shop, and over four acres to call your own. Don't miss this rare opportunity to experience upscale acreage living so close to the city. Book your showing today!

Built in 2000

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2185811 |
| Price | \$1,375,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 2,089 |
| Acres | 4.37 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 16 North Shore Court |
| Subdivision | Prairie Royal Estate |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T1Z 0H4 |

Amenities

| | |
|--------------|--|
| Parking | Additional Parking, Driveway, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Kitchen Island, Walk-In Closet(s), Bookcases, Wired for Sound |
| Appliances | Bar Fridge, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Central Air Conditioner, Electric Range |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard, Lighting |
| Lot Description | Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Private, Treed |
| Roof | Asphalt Shingle |
| Construction | Brick |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 16th, 2025 |
| Days on Market | 78 |
| Zoning | R-Rur |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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