

\$1,250,000 - 496 Shore Drive, Rural Rocky View County

MLS® #A2102087

\$1,250,000

4 Bedroom, 5.00 Bathroom, 3,024 sqft

Residential on 4.03 Acres

Prairie Royal Estate, Rural Rocky View County, Alberta

Nestled within the picturesque Prairie Royal Estate of Rocky View County, this extraordinary 4-acre property showcases a magnificent two-story residence encompassing over 3000 square feet. With 4 bedrooms, each accompanied by its own ensuite, and a convenient half bathroom on the main floor, this residence seamlessly blends refined elegance with practical sophistication. Upon entering and past the dining room and den, the main living room takes center stage â€” a harmonious space featuring high ceilings and expansive windows, offering a perfect balance of comfort and style, ideal for both relaxation and entertainment. Positioned strategically on the main level, the primary bedroom serves as a private retreat. Boasting his and her's walk-in closets, a shower, tub, and dual sinks, it captures luxury and convenience. The northwest-facing window in the primary bedroom frames breathtaking views of the landscape, providing a daily spectacle of natural beauty and captivating sunsets. The kitchen serves as a functional hub where families can gather for everyday meals and practical cooking needs. With its well-designed layout and essential appliances, it provides a space for the routine activities that keep a household running smoothly. An induction cooktop strategically placed by a window captures scenic views, complemented by a substantial built-in refrigerator/freezer, built-in oven, built in dual purpose microwave/oven,



and dishwasher. A spacious dining room completes this culinary haven, offering an elegant setting for hosting guests or enjoying family meals. Ascending to the upper level, an office space and two additional bedrooms, each with an ensuite, provide a private and comfortable retreat for all occupants. The basement unfolds as an entertainment haven, featuring a theater room for family and friend gatherings, two rec rooms for larger social occasions, and a conveniently placed dry bar. Externally, the property showcases an attached triple car oversized garage, an oversized parking pad, and a pickleball court, offering recreational amenities. A heated workshop with a wood furnace caters to versatile needs including its use as a single car garage, while two 40 foot sea cans deliver ample storage solutions. For equestrian enthusiasts, the property incorporates a horse shed, and a feed storage, and for the kids, a play structure. This Prairie Royal Estate residence transcends the ordinary; it embodies a lifestyle of refined luxury, tranquility, and scenic beauty. Arrange a private viewing to fully appreciate the grandeur of this retreat and envision making it your own.

Built in 2000

Essential Information

MLS® #	A2102087
Price	\$1,250,000
Sold Price	\$1,200,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,024
Acres	4.03
Year Built	2000

Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	496 Shore Drive
Subdivision	Prairie Royal Estate
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z0H6

Amenities

Utilities	Natural Gas Paid, Electricity Paid For, Phone Paid For
Parking	Driveway, Heated Garage, Parking Pad, See Remarks, Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Sauna, Sump Pump(s), Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Fire Pit, Other, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Irregular Lot, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 19th, 2024
Date Sold	January 31st, 2024
Days on Market	12
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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