

# \$1,324,900 - 323 Shore Drive, Rural Rocky View County

MLS® #A2193424

**\$1,324,900**

5 Bedroom, 4.00 Bathroom, 3,294 sqft

Residential on 4.37 Acres

Prairie Royal Estate, Rural Rocky View County, Alberta

This stunning home is situated on a spacious 4.37-acre lot providing ample space for outdoor activities and privacy. The property is adorned with numerous trees adding to the natural beauty and tranquility of the surroundings. The home's back yard is a west-facing paradise offering breathtaking views of the sunset every evening. The yard also boasts a desirable feature, as it backs onto an 80-acre reserve and pond, providing a peaceful oasis and picturesque backdrop. The interior of the home is just as impressive as the exterior with fantastic finishes and modern amenities throughout. From the spacious living areas to the gourmet kitchen, no detail has been overlooked in creating this comfortable and inviting space. The main floor is designed with family gathering and entertaining in mind and features a custom-built kitchen with high-end finishes including beautiful granite countertops. The living room is a cozy space, featuring a electric fireplace that's perfect for curling up in front of on cold evenings. The dining area is spacious and perfect for hosting family gatherings or dinner parties. Another fantastic feature of this home is the family room, complete with a gas fireplace for added warmth and ambiance. This room provides a perfect space for relaxing or entertaining guests. The rec room is an added bonus, offering a fun space for indoor activities such as games, exercise or home theatre. The main floor also boasts an office, which is ideal for



those who work from home or simply need a quiet space to study. In addition to all these wonderful features, there is also a spacious main floor bedroom and full bath and plenty of storage space to keep things organized and clutter-free. The second level of this stunning home features three spacious bedrooms, each designed for comfort and relaxation. The primary bedroom is a true retreat, complete with a great ensuite and a big closet. It's the perfect space for unwinding after a long day or preparing for a new one. Overall, this home is a rare find, offering the perfect combination of natural beauty, modern comfort, and serenity. It's a must-see for anyone looking to live in a private retreat while still enjoying the conveniences of modern living and quick access to major roadways. Don't miss out on the opportunity to see this stunning home in person. Experience all the luxury and comfort this property has to offer. SPEND OVER 100K IN UPGRADES. MUST SEE!! ROOF, WINDOWS, PATIO DOOR, FRONT DOOR ALL UPDATE.

Directions: Head East out of Calgary on Country Hills Blvd to Range Road 284 turn left (north) to Shore drive turn right and follow around to 323 Shore Drive. You can take either the south or north shore drive entry point.

Built in 1979

### **Essential Information**

MLS® #	A2193424
Price	\$1,324,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,294
Acres	4.37

Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	323 Shore Drive
Subdivision	Prairie Royal Estate
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z 0H7

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Skylight(s), Granite Counters, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Fireplace(s), Forced Air, Exhaust Fan
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Electric
Basement	None

### **Exterior**

Exterior Features	Private Yard, Storage, Garden, Playground
Lot Description	Back Yard, Front Yard, Backs on to Park/Green Space, Cul-De-Sac, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 15th, 2025
Days on Market	64
Zoning	CRES

**Listing Details**

Listing Office	Executive Real Estate Services
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.