

# \$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, Triple Garage Attached, Driveway
# of Garages	3

### **Interior**

Interior Features	Bookcases, Built-in Features, Kitchen Island, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
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, Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private, Treed, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	82
Zoning	R-Rur

### **Listing Details**

Listing Office	The Real Estate District
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