

247 Shore Drive
 Rural Rocky View County, Alberta

MLS # A2262909



\$1,099,786

Division:	Prairie Royal Estate		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,865 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached, Triple Garage Detached		
Lot Size:	4.32 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, French Door, Granite Counters, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Excellent opportunity to own your own piece of Country living and the enjoy all the space and peace and tranquility. 4.32 acres of land with a beautiful 3 level split home, single attached garage plus a triple detached garage. Nice and open layout main floor is welcoming and full of natural light. Large Living room, big Dining room, spacious kitchen with lots of cabinets and counter space make up the main level. The second level has the primary bedroom and two more large bedrooms and a 3 piece bathroom. It does not end here. There is a third level that has great Rec Room, and a 4 piece bathroom. Basement is finished with Bedroom, laundry room and utility room. The seller has completed many renovations and improvements to the property, including a new asphalt driveway, New shingles, fresh carpet, new paint throughout, a brand-new deck, and new garage doors. These updates add both value and curb appeal, making the home move-in ready. There is lots of space for the family to enjoy inside the home and outside. Do not miss out on this great property.