

# \$1,349,900 - 400 Shore Drive, Rural Rocky View County

MLS® #A2196119

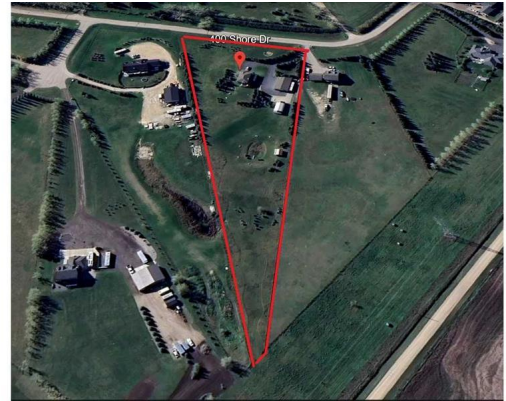
**\$1,349,900**

3 Bedroom, 3.00 Bathroom, 2,097 sqft

Residential on 4.00 Acres

Prairie Royal Estate, Rural Rocky View County, Alberta

This exceptional 4-acre property, located just minutes from Calgary, offers the perfect blend of privacy, functionality, and business potential. Surrounded by mature trees, it provides a serene and secluded setting, with a well-maintained asphalt driveway leading to a 2,097 sq. ft. two-story home. Designed for comfortable family living, the home features three spacious bedrooms and two and a half bathrooms, along with thoughtfully designed living spaces that combine warmth and practicality. The main floor boasts a bright, open layout with large windows that invite natural light and offer picturesque views of the surrounding trees. The welcoming family room is perfect for relaxing or entertaining by the gas fireplace, while the kitchen is equipped with modern appliances, ample cabinetry, and a functional layout that makes meal preparation effortless. A dedicated dining/living room provides the perfect space for family gatherings, and the main-floor laundry room adds convenience to daily living. Upstairs, the primary bedroom serves as a private retreat, complete with a walk-in closet and an ensuite bathroom featuring a jetted tub and a separate shower. Two additional well-sized bedrooms share a full bathroom, ensuring plenty of space for family or guests. The lower level is partially finished and includes a workshop, cold storage room/wine room, potential bedroom, and living area. Beyond the home, the property is well-equipped with three



outbuildings designed for both personal and potential business use. The 32' x 48' shop is fully outfitted with three overhead doors, a washroom, a heater, wash sinks, a hoist, 12-ft ceilings, an air compressor, and a wash bay. This shop can accommodate up to five vehicles, making it ideal for mechanics, trades, or a variety of home-based businesses. Additionally, a 20' x 40' double-truss quonset with 20 oz tent material and a gravel base offers extra storage or workshop space, while a 15' x 11' shed/cabin provides additional storage or can be used as a bunkhouse.

With Home-Based Business II included in the zoning, this property is perfectly suited for entrepreneurs looking for a well-equipped space to operate their business while enjoying the tranquility of rural living. Also, enjoy the outdoors on the extended rear deck with gazebo and gas line for BBQ or have a cookout on the outdoor grill or sit by the firepit and enjoy the stars. Come check it out today!!

Built in 2002

### **Essential Information**

MLS® #	A2196119
Price	\$1,349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,097
Acres	4.00
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	400 Shore Drive
Subdivision	Prairie Royal Estate
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T2M 4L5

## Amenities

Parking Spaces	20
Parking	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Insulated, Quad or More Detached, Workshop in Garage, 220 Volt Wiring, Asphalt
# of Garages	12

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Water Purifier, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
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Days on Market	45
Zoning	R-RUR

**Listing Details**

Listing Office	Royal LePage Benchmark
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