

# \$1,399,000 - 16 North Shore Court, Rural Rocky View County

MLS® #A2185811

**\$1,399,000**

4 Bedroom, 4.00 Bathroom, 2,089 sqft  
Residential on 4.37 Acres

Prairie Royal Estate, Rural Rocky View  
County, Alberta

OPEN HOUSE Saturday March 15th,  
2:00-4:00. 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  
(scheduled to be replaced this spring), 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	\$1,399,000
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 Built-in Features, Kitchen Island, Walk-In Closet(s), Wired for Sound, Bookcases  
Appliances Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Bar Fridge  
Heating Forced Air, Natural Gas, In Floor  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Fire Pit, Private Yard, Lighting  
Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Treed, Private  
Roof Asphalt Shingle  
Construction Brick  
Foundation Poured Concrete

## Additional Information

Date Listed January 16th, 2025  
Days on Market 55  
Zoning R-Rur

## Listing Details

Listing Office The Real Estate District

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