



GRASSROOTS
REALTY GROUP

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70 Prince Crescent
Rural Rocky View County, Alberta

MLS # A2295797



\$794,500

Division:	Princeton		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,408 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-24-28-W4
Exterior:	Vinyl Siding	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected
Features:	Crown Molding, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

Welcome to 70 Prince Crescent proudly built by Homes By Us, recipient of the 2025 Customer Insight Best Customer Experience Award. This home is located in Princeton minutes from the East Hills shopping center. The open concept floor plan features high end finishes, large windows, and a gourmet kitchen equipped with premium appliances, an oversized quartz island and a walk-in pantry leading to the mudroom. The main floor includes a versatile area that could serve as a bedroom or den, with an adjacent full bathroom. Home also includes side entrance to undeveloped basement. The upper floor features a primary suite with a walk-in closet and a spa-inspired ensuite, which includes heated tile floors. In addition to the large bonus room, three additional bedrooms, a main bathroom, and a laundry room with custom cabinetry complete the space. This home also includes an alarm system. Please visit our showhome at 18 Prince Crescent, Monday to Thursday from 2:00 pm – 8:00 pm and weekends/holidays from 12:00 pm – 5:00 pm. HOA services are unconfirmed at this time.