



**170 PRINCE Crescent**  
**Rural Rocky View County, Alberta**

**MLS # A2298606**



**\$744,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,235 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, See Remarks		

**Inclusions:** n/a

FIRST TIME BUYERS may qualify for the new GST REBATE PROGRAM. Welcome to Princeton, a charming new community in Rocky View County, nestled just south of the TransCanada Highway and west of Garden Road. Offering effortless access to both Calgary and Chestermere, Princeton strikes the perfect balance between serene country living and urban convenience. Princeton is surrounded by parks, schools and future retail spaces! The Collingwood - a beautiful brand new home to be built by Excel Homes. Anticipated possession is 6-7 months from firm offer. There's still time to personalize your new home & choose your options, modify your floor plan and take advantage of amazing current promotions! This sprawling open plan offers 2235 sf & is loaded w/upgrades. This home offers FIVE BEDROOMS ABOVE GRADE. The main floor boasts a MAIN FLOOR BEDROOM & FULL BATH. , wide plank luxury vinyl flooring & 9' ceilings. The chef quality kitchen offers eng. stone counter tops, , large island, pantry, upgraded SS appliances & family sized dining nook, open to the great room! 2nd level features 4 MORE BEDROOMS - the owners suite offers an opulent ensuite & large walk in closet. Central bonus room w/vaulted ceiling, separates the add'l 3 bedrooms. Your laundry room is conveniently located on this level. Extra kitchen pot lights, iron railings, knockdown ceilings, eng stone in all baths...are just a few of the upgrades that this home delivers. Please see the Brochure tab for more information on this home. You can also choose to develop the basement w/a two bedroom LEGAL SUITE (subject to city permits and approvals)&hellip;or add a spice kitchen or 5th bedroom to the main floor. This home will be Certified Built Green and sits on a 34' CONVENTIONAL LOT.