



98 Prince Drive
Rural Rocky View County, Alberta

MLS # A2299768



\$639,900

Division:	Princeton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,795 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-MID
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: INTERIOR SPRINKLER SYSTEM TO MAIN AND UPPER FLOOR, SPRINKLER HEAD IN BASEMENT

FIRST TIME BUYERS may qualify for the new GST REBATE PROGRAM. Welcome to the charming new community of Princeton – nestled just south of the TransCanada Highway and west of Garden Road, offering effortless access to both Calgary and Chestermere while striking the perfect balance between serene country living and urban convenience; surrounded by parks, schools and future retail spaces, Princeton is an ideal place to call home. Introducing the BELLEVUE by EXCEL HOMES – a gorgeous BRAND NEW, NEVER LIVED IN home offering 1785 SF of thoughtfully designed living space filled with natural light from an abundance of windows. Designed with families in mind, this home features FOUR BEDROOMS ABOVE GRADE, including a rare main floor bedroom with full bath, plus three generous bedrooms upstairs. Main floor mud room helps keep daily life organized. The kitchen is beautifully appointed with over-height cabinetry, pot & pan drawers, pantry, large island, engineered stone countertops and stainless steel appliances including gas range, built-in microwave and chimney hood fan. The family-sized dining nook and spacious great room are open to the kitchen and overlook the backyard, creating the perfect layout for entertaining and everyday living. The main floor showcases 9’ knockdown ceilings, luxury vinyl plank flooring and a neutral, thoughtfully curated color palette. Staircase with metal rails leads upstairs where you’ll find three generous bedrooms including a stunning primary suite with a huge walk-in closet and spa-inspired ensuite, a central bonus room with vaulted ceilings, convenient upper laundry and a full 4-piece bath. This home also offers a REAR DOUBLE CONCRETE PARKING PAD and is CERTIFIED BUILT GREEN WITH PLATINUM RATING (that's a BIG deal), featuring

energy-efficient upgrades including low-E windows, Energy Star appliances, low-flow toilets and faucets, and is uniquely SOLAR READY. Added peace of mind comes with a SPRINKLER SYSTEM TO THE MAIN AND UPPER FLOORS, plus sprinkler heads in the basement. SEPARATE SIDE ENTRY TO BASEMENT! Quick possession is available!