



**94 prince Crescent  
Rural Rocky View County, Alberta**

**MLS # A2313217**

**\$769,900**



<b>Division:</b>	Princeton		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,215 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<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, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	19-24-28-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-MID
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data

**Inclusions:** N/A

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. HOA services are unconfirmed at this time. Photos are for reference only taken from other similar house.