



GRASSROOTS
REALTY GROUP

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**167 Shore Drive
Delacour, Alberta**

MLS # A2317725



\$1,499,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,213 sq.ft.	Age:	1974 (52 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	4.46 Acres		
Lot Feat:	Farm, Garden, Gazebo, Level, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Unknown	Zoning:	R-Rur
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to Prairie Royal Estates! This exceptional 4.46-acre property offers an impressive 6,898 SF of living space and is perfectly designed for large or multi-generational families. Located just 10 minutes from Calgary city limits, this stunning home features 7 spacious bedrooms, 4 full bathrooms, and an open-concept main floor with brand new flooring throughout. The home includes 3 kitchens — 2 on the main floor and 1 in the fully developed basement — along with 3 separate laundry rooms for added convenience. Recent upgrades include a brand new roof, fresh paint on the siding, and a beautiful new 15x30 gazebo perfect for entertaining. Car enthusiasts and hobbyists will love the oversized attached 2-car garage (38' x 24') plus the oversized detached 6-car garage (23' x 60'). The property is fully double fenced with a gated entrance, offering privacy and security. Ideal for country living, the property is set up and ready for horses and goats with a functional barn already in place. Rare opportunity to own a spacious acreage with endless possibilities close to the city. Call your favourite Realtor today to book your private showing!