



GRASSROOTS
REALTY GROUP

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46 Prince Drive SE
Rural Rocky View County, Alberta

MLS # A2346457



\$579,900

Division:	Princeton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,608 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	Other
Floors:	Carpet, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan		

Inclusions:	na
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This beautifully designed home by TRUMAN pairs contemporary architecture with refined finishes and meticulous attention to detail, offering a rare opportunity to own in Princeton — a thoughtfully planned new community ideally located between Calgary and Chestermere. Designed for families and modern lifestyles, Princeton offers a peaceful setting with convenient access to major routes, everyday amenities, and future parks and schools. With three spacious bedrooms and a bright, open-concept floor plan, this home is crafted for modern living without compromise. At the heart of the home, the chef-inspired kitchen serves as a central gathering space — both functional and stylish — featuring full-height cabinetry with soft-close doors and drawers, elegant quartz countertops, a premium stainless steel appliance package, and a generous pantry to keep everything organized. The main floor impresses with soaring 9' ceilings and durable luxury vinyl plank flooring, creating a seamless flow between the living and dining areas — perfect for both everyday living and entertaining. Upstairs, the primary bedroom offers a private retreat with a walk-in closet and a sleek 3-piece ensuite. Two additional bedrooms provide versatile space for children, guests, or a home office, while a 4-piece main bath and convenient upper-level laundry with included washer and dryer make daily life effortless. A spacious bonus room adds flexible living space ideal for a media area, playroom, or quiet lounge. The unfinished basement with a separate side entrance is a rare and valuable feature, offering exceptional potential for future development. Life in Princeton blends tranquility with connectivity — surrounded by planned green spaces and pathways while remaining just minutes from shopping, amenities, and commuter routes. Live better. Live Truman.