

# \$1,085,000 - 63 Prairie Schooner Estates, Rural Rocky View County

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MLS® #A2217820

**\$1,085,000**

4 Bedroom, 3.00 Bathroom, 1,494 sqft  
Residential on 2.00 Acres

Prairie Schooner Est, Rural Rocky View County, Alberta

Rare opportunity to own a property in PRAIRIE SCHOONER ESTATES! Located on a beautiful PRIVATE 2-acre Treed lot backing on to Trans-Canada Trail w/ BIG SKY views neighbouring Heatherglen Golf Course + only 5 minutes to the city. This 4-level split boasts a massive 2,880+ sqft of total developed living space, 4 bedrooms, 3 full baths, with tons of upgrades including NEW HWT, Furnaces + AC. Airy front entry leads to OPEN concept main floor featuring BRIGHT living room w/ South facing Bow window seamlessly connecting to the dining area with easy access to HUGE two tiered deck equipped with Custom brick outdoor fireplace perfect for entertaining. Gourmet chef's kitchen w/ white shaker cabinets to ceiling, MASSIVE central island with under counter storage + Wine Fridge, ss appliances, granite counter tops, built in dishwasher + subway backsplash. Upstairs you will find 2 good sized bedrooms, 4pc bath + LARGE primary bedroom w/ custom dual closets + 3 pc ensuite with tile wrapped shower. Fully renovated lower level includes spacious family room w/ brick fireplace, 4 pc bath + Back entry leading to double car garage + HEATED shop. Updated Laundry Room with access to backyard complete the lower level. The basement features a large family/rec room, 4th Bedroom + access to HUGE crawl space perfect for



storage. Additional updates and features include Lower level renovation (2021) NEW furnaces + HWT (2022), AC (2023), Chain link fence (2023), 30-acre community green space with tennis and basketball courts + Direct access to the scenic Trans-Canada Trail for walking and biking. Just minutes away from Stoney Trail, Golf, Costco, East Hills Shopping Centre + Chestermere Lake Exceptional property!

Built in 1978

**Essential Information**

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2217820                              |
| Price          | \$1,085,000                           |
| Bedrooms       | 4                                     |
| Bathrooms      | 3.00                                  |
| Full Baths     | 3                                     |
| Square Footage | 1,494                                 |
| Acres          | 2.00                                  |
| Year Built     | 1978                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | 4 Level Split, Acreage with Residence |
| Status         | Active                                |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 63 Prairie Schooner Estates |
| Subdivision | Prairie Schooner Est        |
| City        | Rural Rocky View County     |
| County      | Rocky View County           |
| Province    | Alberta                     |
| Postal Code | T1X 0J8                     |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Park, Trash   |
| Parking Spaces | 10  |
| Parking        | Double Garage Attached, Heated Garage, Workshop in Garage |

# of Garages 2

## Interior

Interior Features Central Vacuum, Kitchen Island, Storage  
Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Wine Refrigerator  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Wood Burning  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot, Treed  
Roof Asphalt Shingle  
Construction Brick, Stucco, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed May 8th, 2025  
Days on Market 3  
Zoning c-res  
HOA Fees 1920  
HOA Fees Freq. ANN

## Listing Details

Listing Office RE/MAX House of Real Estate

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