



GRASSROOTS
REALTY GROUP

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505 Epiphany Bay
Rural Rocky View County, Alberta

MLS # A2226624



\$474,000

Division:	Prince Of Peace Village		
Type:	Residential/Five Plus		
Style:	Bungalow-Villa		
Size:	1,009 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	\$ 409
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC11
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage		

Inclusions: 2 TV Wall mounts, Fridge in basement (as-is), Shelf in bathroom, Shoe cabinet at front door

Welcome to maintenance-free living in Prince of Peace Village—an exclusive 55+ community tucked along the peaceful eastern edge of Calgary. This beautifully cared-for bungalow-style townhome offers a thoughtfully designed layout, stunning green space views, and a warm sense of community, all just minutes from city conveniences. From the moment you arrive, you'll appreciate the welcoming curb appeal of the community and the serenity of being located in a quiet cul-de-sac. Boasting a single attached garage with epoxy floor coating, a long driveway to accommodate extra parking and charming covered entry. Inside, the bright and open main floor features large windows that fill the home with natural light and provide lovely views of the manicured greenspace behind. The spacious living and dining areas are perfect for relaxing or entertaining with lovely vinyl plank flooring, while the well-appointed kitchen offers classic cabinetry, stainless steel appliances, ample prep space, and a central island. Enjoy easy access to the outdoors from your private back patio—an ideal spot for a morning coffee or an afternoon in the sun. The main level also features two bedrooms, including a generous primary retreat and a flexible second bedroom or office, along with a bathroom that features a good sized shower and laundry conveniently located on the same floor. Downstairs, the finished basement extends your living space with a large recreation room, third bedroom, half bath, and impressive storage space perfect for all your needs. Surrounded by walking paths, mature trees, and beautifully maintained grounds, this is the perfect place to enjoy a calm, connected lifestyle with a true sense of community. Plus, with installed AC 2 years ago, you'll stay cool and comfortable during the summer months. All of the benefits of country living with an easy

commutes to City Centre, Chestermere, and you are just minutes from the East Hills Shopping district featuring Costco, Walmart and some dining options. Pets are allowed with board approval. Don't miss out on this incredible opportunity to make this welcoming bungalow your new home.