



GRASSROOTS
REALTY GROUP

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633 Advent Bay
Rural Rocky View County, Alberta

MLS # A2255791



\$585,000

Division:	Prince Of Peace Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,242 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage,		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 513
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC-11
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: NA

55 plus community just minutes from Calgary and Chestermere Lake. This spectacular complex was constructed and is maintained like a country club, this luxurious bungalow style duplex boasts an attached double garage and paved driveway, enormous yard with trees, lawn and other shrubs and flowers. Prince of Peace Village is a highly sought after location with very low turn over. don't miss your chance to see this stunning unit