



**417 Hope Bay**  
**Rural Rocky View County, Alberta**

**MLS # A2281746**



**\$449,900**

<b>Division:</b>	Prince Of Peace Village		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,079 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 455
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-11
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** security camera and system in garage ( no contract)

**OPEN HOUSE** April 6th 2-4pm ~Welcome to Prince of Peace Village an Adult 55+ community on the edge of the City of Calgary. Easy access to the #1 highway and close to Calgary heading west or Chestermere heading east. Prince of Peace Village is a vibrant community with walking paths, Community Gatherings at the Centre and a natural setting. This villa comes with 2 bedrooms up, a 4 piece bathroom with dual access either from the Primary Bedroom or hall way. The Vaulted ceilings make the living room feel very spacious and open. A fireplace adds too the warmth of the area and the windows framing the fireplace bring in so much natural light. In the summer turn on the central air for comfort. throughout the home. The Kitchen is bright with a central island, and lots of counter & cupboard space. There is even a built in desk area. Dining Room is large enough for seating for 6. Sliding patio doors take you to a lovely patio with nature right at your door! The 2nd bedroom of this home is used as an office and could easily be the guest room or t.v. area. Laundry is also conveniently located on the main floor. This home is at the end of the cul de sac and there are no immediate neighbours to the west and is almost surrounded by greenspace. The condo fee includes snow removal, in winter and lawn care in the summer. Prince of Peace Village, a Beautiful place to call Home!