



GRASSROOTS
REALTY GROUP

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417 Hope Bay
Rural Rocky View County, Alberta

MLS # A2281746



\$449,900

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

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)

Water:	Public
Sewer:	Public Sewer
Condo Fee:	\$ 455
LLD:	-
Zoning:	DC-11
Utilities:	-

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

OPEN HOUSE February 1st 2-4, 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!