



**537 Epiphany Bay  
Rural Rocky View County, Alberta**

**MLS # A2285051**



**\$439,900**

<b>Division:</b>	Prince Of Peace Village	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Side by Side, Bungalow	
<b>Size:</b>	991 sq.ft.	<b>Age:</b> 2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	Single Garage Attached	
<b>Lot Size:</b>	0.08 Acre	
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 426
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-11
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	Air Conditioning Unit		

Welcome to Prince of Peace Village, a peaceful and welcoming 55+ community on the eastern edge of Calgary. This charming unit at 537 Epiphany Bay is a 2-bedroom, 1-bathroom duplex bungalow with an unfinished basement, offering the perfect balance of comfort, space, and future potential to suit your needs. Tucked into a quiet cul-de-sac with no immediate neighbours behind, the home is nearly surrounded by greenspace and provides exceptional privacy. The main level features an open layout with a spacious, welcoming foyer that leads into the living, dining, and kitchen areas. The kitchen is bright and functional, with ample cabinetry and counter space for everyday living. The dining area comfortably accommodates seating for four and opens through sliding patio doors to a private deck and patio—an ideal spot to relax and enjoy the peaceful natural surroundings just outside your door. Two bedrooms are located on the main floor, including a generous primary bedroom with dual access to a 4-piece bathroom. The second bedroom can easily serve as a guest room, office, or hobby space. Main-floor laundry and central air conditioning add to the home's overall comfort and convenience. The unfinished lower level provides excellent potential for future development, with rough-in plumbing already in place for a bathroom—perfect for expanding your living space to suit your lifestyle. An attached single garage and driveway offer ample parking, while condo fees include snow removal in the winter and lawn care in the summer for easy, low-maintenance living. With quick access to Highway 1, you're just minutes from Calgary to the west, Chestermere to the east, and shopping at East Hills. Surrounded by walking paths, natural beauty, and an active community centre with regular gatherings and events, this is a wonderful

place to enjoy relaxed adult living in a vibrant setting. Prince of Peace Village is truly a beautiful place to call home.