



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2285203**



**\$469,900**

<b>Division:</b>	Prince Of Peace Village		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 425
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC-11
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	Ikea shoe cupboard		

Say hello to carefree living in this beautiful fully finished and air conditioned bungalow in the peaceful and secluded 55+ community of Prince of Peace Village. This villa style duplex is perfectly situated backing onto an Aspen grove and open green space offering both privacy and natural beauty. You'll love the spacious open concept layout and large windows showcasing your natural surroundings. The well equipped kitchen features bright white cabinets, stainless steel appliances and a handy moveable island. It is open to both the main living area and the dining room. Your primary bedroom is located just off the main living area and also takes advantage of the tranquil view. You can conveniently access the main bath from the primary as well as the main hallway in the cheater ensuite where you'll enjoy the large easy to enter shower, laundry and plenty of storage. The second bedroom on this level would make a great den or guest room depending on your needs. In the fully finished lower level you'll find a generous recreation area to set up as a TV room or entertaining space. There is also a 3rd bedroom, den/craft room, half bath, work shop space, cold room and ample storage. The back patio is the ideal place to sit and enjoy nature and maybe catch a glimpse of some local wildlife. A single attached garage with epoxy flooring, a storage bump out and a window will fit a full sized truck. New carpet and vinyl plank flooring throughout the main floor. Living in Prince of Peace Village is more than just a home - it is a lifestyle upgrade. You're going to love being part of this wonderful community where you can meet friends for coffee at the Manor, take part in community activities, utilize the amenities, enjoy the over 5 kilometres of walking trails including a wildlife pond or take a rest on one of the many benches and just enjoy



being immersed in nature. There is even RV parking available near the community centre making this the perfect location for snowbirds who enjoy a lock it and leave it lifestyle in the winter. And all exterior maintenance, lawn care and snow removal are included in the condo fees leaving you more time to do the things you love. Plus you have easy access to Stoney Trail, Hwy 1, shopping, restaurants and more. You're going to love living here!