



409 Hope Bay
Rural Rocky View County, Alberta

MLS # A2299222



\$489,900

Division:	Prince Of Peace Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,168 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Conservation		

Heating:	Mid Efficiency, Natural Gas	Water:	Drinking Water, Private
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 493
Basement:	Full	LLD:	19-24-24-W4
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Track Lighting, Vinyl Windows		

Inclusions: none

Welcome to quiet living in Prince of Peace Village. Country living beside the Calgary city limits. A 55+ adult complex with 175 bungalow villas, some times referred to as Calgary's Oasis. Close to shopping, restaurants and medical facilities etc. This bright 1168 sq.ft bungalow has 2 bedrooms, 2 full bathrooms, a spacious kitchen with plenty of cupboard space and built-ins, a bright dining room, a large living room with a gas fireplace, a laundry room, all on the main floor. A full basement, partially completed and RI plumbing for a full bathroom and a 3rd bedroom. The furnace, hot water tank and sump pump are all covered in the condo fees for repair and/or replacement. A single front drive garage has a long driveway for guest or additional parking. The location of this unit is unique in that it backs onto a natural pond and the entire village has miles of walking paths with resting benches along the way. This unit is easy to show and is available for quick possession