

# \$499,900 - 103 Covenant Bay, Rural Rocky View County

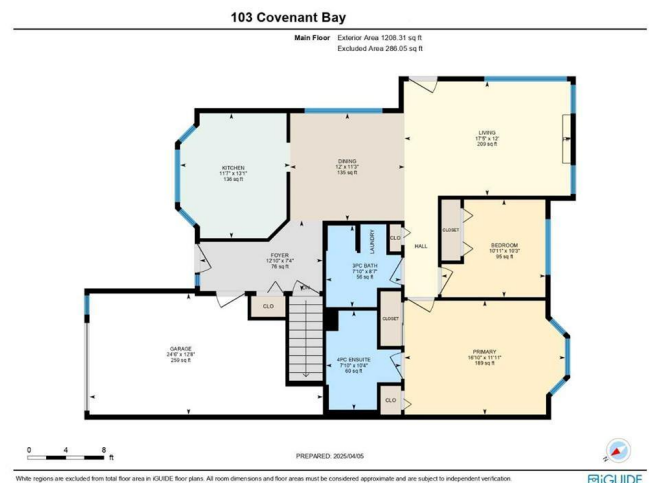
MLS® #A2209735

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,208 sqft  
Residential on 0.10 Acres

Prince Of Peace Village, Rural Rocky View  
County, Alberta

Welcome to your dream home in the serene 55+ community of Prince of Peace Village, just a short drive from Calgary in Rocky View County! This beautifully cared-for bungalow, lovingly maintained by its original owner, offers the perfect blend of comfort, style, and functionality. With a finished basement, a single attached garage (insulated and drywalled), and thoughtful updates throughout, this home is ready for you to move in and enjoy. Step inside to find stunning oak hardwood floors flowing through the living, dining, halls, and bedrooms, giving the home a warm and timeless feel. The heart of the main level is the kitchen, where you'll love the vaulted ceiling, big windows that flood the space with natural light, and plenty of cabinetry for all your storage needs. The refinished countertops, tile backsplash, and sleek silgranit sink make this kitchen as functional as it is beautiful. Adjacent to the kitchen is a comfortable dining area with ample room for family visits—perfect for hosting those special gatherings. The living area is a true highlight, featuring a vaulted ceiling and southwest-facing windows that wrap the room in sunlight. Cozy up by the gas fireplace on cooler evenings and enjoy the peaceful views of the community. The spacious primary bedroom is a retreat of its own, with big windows, two closets, and a 4-piece ensuite for your convenience. A good-sized second bedroom and a 3-piece bathroom (complete



with a front-load washer and dryer) round out the main level, offering everything you need for one-level living. Head downstairs to the fully finished basement, where you'll find a large rec room perfect for movie nights or entertaining, warmed by a freestanding gas fireplace that adds a touch of rustic charm. There's also a large bedroom, ideal for guests, a den/flex room that can serve as a home office or hobby space, a 4-piece bathroom, and a handy storage room to keep everything organized. Outside, the concrete patio is the perfect spot to unwind, complete with a gas line for your BBQ—ready for summer grilling! The no-maintenance lifestyle lets you spend more time enjoying the community and less time on upkeep. Living in Prince of Peace Village means you're part of a welcoming 55+ community with so much to offer. Enjoy peaceful walks through the beautifully landscaped grounds, or take advantage of the community centre for social events and activities. The village is home to the Prince of Peace Lutheran Church, adding to the tight-knit feel of the area. For nature lovers, the nearby irrigation ponds and green spaces are perfect for a quiet stroll. When you need to head into Calgary, you're just a few minutes drive to East Hills shopping district including Costco, dining, and entertainment. With easy access to major routes like Highway 1, everything you need is right at your fingertips in this charming Rocky View County gem! Don't miss your chance to own this meticulously maintained bungalow.

Built in 2000

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2209735  |
| Price    | \$499,900 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,208                  |
| Acres          | 0.10                   |
| Year Built     | 2000                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 103 Covenant Bay        |
| Subdivision | Prince Of Peace Village |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T1X 1G2                 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Clubhouse, Other                  |
| Parking Spaces | 2                                 |
| Parking        | Insulated, Single Garage Attached |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings          |
| Heating           | Forced Air, Natural Gas                                                                                     |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 2                                                                                                           |
| Fireplaces        | Basement, Gas, Living Room, Mantle, Free Standing, Tile                                                     |
| Has Basement      | Yes                                                                                                         |
| Basement          | Finished, Full                                                                                              |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                                                                                 |
|-----------------|---------------------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                                                                 |
| Construction    | Vinyl Siding                                                                    |
| Foundation      | Poured Concrete                                                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 25              |
| Zoning         | DC11            |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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