\$474,000 - 505 Epiphany Bay, Rural Rocky View County

MLS® #A2226624

\$474,000

3 Bedroom, 2.00 Bathroom, 1,009 sqft Residential on 0.08 Acres

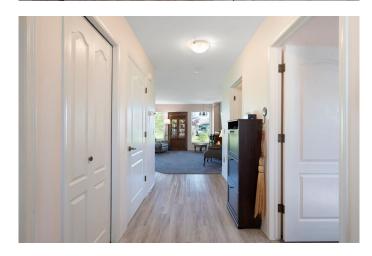
Prince Of Peace Village, Rural Rocky View County, Alberta

Welcome to maintenance-free living in Prince of Peace Villageâ€"an exclusive 55+ community tucked along the peaceful eastern edge of Calgary. This beautifully cared-for bungalow-style townhome offers a thoughtfully designed layout, stunning green space views, and a warm sense of community, all just minutes from city conveniences. From the moment you arrive, you'll appreciate the welcoming curb appeal of the community and the serenity of being located in a quiet cul-de-sac.

Boasting a single attached garage with epoxy floor coating, a long driveway to accommodate extra parking and charming covered entry. Inside, the bright and open main floor features large windows that fill the home with natural light and provide lovely views of the manicured greenspace behind. The spacious living and dining areas are perfect for relaxing or entertaining with lovely vinyl plank flooring, while the well-appointed kitchen offers classic cabinetry, stainless steel appliances, ample prep space, and a central island. Enjoy easy access to the outdoors from your private back patioâ€"an ideal spot for a morning coffee or an afternoon in the sun. The main level also features two bedrooms, including a generous primary retreat and a flexible second bedroom or office, along with a bathroom that features a good sized shower and laundry conveniently located on the same floor. Downstairs, the finished basement extends your living space







with a large recreation room, third bedroom, half bath, and impressive storage space perfect for all your needs. Surrounded by walking paths, mature trees, and beautifully maintained grounds, this is the perfect place to enjoy a calm, connected lifestyle with a true sense of community. Plus, with installed AC 2 years ago, you'II stay cool and comfortable during the summer months. All of the benefits of country living with an easy commutes to City Centre, Chestermere, and you are just minutes from the East Hills Shopping district featuring Costco, Walmart and some dining options. Pets are allowed with board approval. Don't miss out on this incredible opportunity to make this welcoming bungalow your new home.

Built in 2004

Essential Information

MLS® # A2226624 Price \$474,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,009 Acres 0.08 Year Built 2004

Type Residential

Sub-Type Row/Townhouse

Style Villa
Status Active

Community Information

Address 505 Epiphany Bay

Subdivision Prince Of Peace Village

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T1X 1G6

Amenities

Amenities Other

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer,

Window Coverings

Heating Forced Air Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Backs on to Park/Green Space

Roof Asphalt

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 2nd, 2025

Days on Market 14

Zoning DC11

Listing Details

Listing Office CIR Realty

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