



GRASSROOTS
REALTY GROUP

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535 Epiphany Bay
Rural Rocky View County, Alberta

MLS # A2306524



\$439,900

Division:	Prince Of Peace Village		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Bungalow		
Size:	994 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Forced Air	Water:	Drinking Water, Private
Floors:	Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: None

Welcome to Prince of Peace Village, where refined bungalow living meets the tranquility of wide-open space, just minutes from the city. This well-maintained bungalow-style villa offers a bright, open-concept layout highlighted by warm hardwood flooring and an abundance of natural light. The spacious living room features a cozy gas fireplace framed by large windows, creating an inviting space to relax or entertain. The kitchen is both functional and welcoming, complete with ample cabinetry, generous counter space, and a central island that flows seamlessly into the dining area. From here, step out to your private patio, perfectly positioned to take in expansive green space and unobstructed views with no immediate rear neighbours. Perfect for entertaining family and friends. The main level includes a comfortable primary bedroom with hardwood flooring, along with the convenience of main floor laundry and easy access to a full bathroom. The thoughtful layout offers everything you need for simplified, single-level living. The undeveloped lower level awaits your fresh ideas. Outside, enjoy a quiet and low-maintenance setting with beautifully open surroundings, ideal for those seeking space, privacy, and a relaxed lifestyle. The large, attached single garage adds everyday convenience along with additional storage. Located just west of Calgary with quick access to Highway 1 and Stoney Trail, this home offers the perfect balance of tranquility and accessibility. An excellent opportunity to enjoy bungalow living in a highly desirable estate community.