



331 Triune Bay
Rural Rocky View County, Alberta

MLS # A2316281



\$499,900

Division:	Prince Of Peace Village		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,218 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Lawn, Native Plants		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 516
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC11
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Ring Doorbell, Window Coverings included but AS-IS (some of them are a little sensitive)

Welcome to the Sapphire, one of Prince of Peace Village's most desirable end unit floorplans and now available in this sought-after 55+ community. Surrounded by mature trees, walking trails, and green space, this beautifully updated villa bungalow offers the low-maintenance lifestyle you've been looking for without compromising on space or quality. Inside, soaring vaulted ceilings and large windows flood the home with natural light, while the dramatic floor-to-ceiling glazing in the living room frames a stunning treed backdrop alongside an upgraded gas fireplace. The bright kitchen includes stainless steel appliances, an arched statement window above the sink, and a built-in desk. The main floor also features a large primary suite with ensuite bathroom, a second bedroom, and a 3-piece guest bathroom with laundry. The fully developed basement adds a large rec room, additional bedroom, den, another 3-piece bath, utility room, and unfinished storage/workshop area with 220V plug. The oversized concrete driveway and attached garage provide ample parking and storage from the moment you arrive. This is easy, elegant living in an exceptional natural setting just a few minutes from both Calgary and Chestermere.