



GRASSROOTS
REALTY GROUP

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923 Nativity Bay
Rural Rocky View County, Alberta

MLS # A2347751



\$495,000

Division:	Prince Of Peace Village		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,134 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Front Drive, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 516
Basement:	Full	LLD:	19-24-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Treadmill. Shelving.

Nestled within a serene and thoughtfully designed community, this home offers ownership without the burden of endless upkeep. With its updated features, move-in-ready condition, and perfect location, it is ready for the next chapter of your life. All-new appliances were added in 2019, flooring was completely redone in 2020, a new backsplash and chairlift were installed in 2022, and a Jacuzzi walk-in shower was installed in 2025. A beautiful and well maintained landscape surrounds this curated home, giving a tranquil, country feel. With an impeccable reputation, Prince of Peace is one of the Calgary area's most sought-after retirement neighbourhoods. Welcoming and perfectly attuned to a season of life that values both independence and connection. Make this home yours.