

\$419,900 - 319 Triune Bay, Rural Rocky View County

MLS® #A2108568

\$419,900

2 Bedroom, 2.00 Bathroom, 1,007 sqft

Residential on 0.07 Acres

Prince Of Peace Village, Rural Rocky View County, Alberta

Welcome to the desirable Prince of Peace Village, where affordable and comfortable living meets vibrant 55+ community life. Nestled in this sought-after location, this air-conditioned Bungalow Villa offers a serene retreat with an unbeatable location. Backing south onto green space, this unit basks in abundant natural light, creating a warm and inviting atmosphere. Step inside to discover the open-concept main floor, where a spacious kitchen awaits, boasting updated cabinetry, countertops, and a large island with an eat-up breakfast bar. Newer stainless-steel appliances (less than 5 years old) and a pantry complete the kitchen, making meal preparation a breeze. The kitchen seamlessly flows into the living and dining area, perfect for entertaining guests or relaxing after a long day. Hardwood flooring graces the main level, adding a touch of elegance, while the second bedroom, ideal for a den or office, offers versatility to suit your lifestyle. The oversized primary bedroom provides ample space for oversized furniture and grants access to the main 4-piece bath, ensuring convenience and comfort. A well-appointed second bedroom with carpeting completes the main floor, offering cozy accommodation. Downstairs, the fully finished lower level presents a large recreation room, providing ample space for various activities. Additionally, find room for a bedroom, hobby room, or workshop, along with a convenient 3-piece bath and storage



room. Carpeting throughout the lower level adds warmth and comfort to the space. Enjoy the convenience of an oversized attached garage, offering room for a workbench and storage. Plus, condo fees were recently reduced in the complex and also cover the maintenance and expense of the furnace and hot water tank. Take advantage of the community amenities, including the Community Clubhouse, just a short walk away, offering a library, billiards room, recreation lounge with a piano, beauty salon, and tuck shop. Prince of Peace Village boasts stunning prairie and mountain views, providing an idyllic backdrop for quiet country living just outside the city. Don't miss this opportunity to experience the best of 55+ community living in Prince of Peace Village. Schedule your viewing today!

Built in 1998

Essential Information

MLS® #	A2108568
Price	\$419,900
Sold Price	\$440,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,007
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	319 Triune Bay
Subdivision	Prince Of Peace Village
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1X 1G4

Amenities

Amenities	Clubhouse, Party Room
Parking Spaces	3
Parking	Concrete Driveway, Garage Door Opener, Off Street, Oversized, Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	February 29th, 2024
Days on Market	7
Zoning	DC-11

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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