

**207 Dayspring Bay NE**  
**Rural Rocky View County, Alberta**

**MLS # A2241212**



# \$508,000

<b>Division:</b>	Prince Of Peace Village		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	DC11
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s), Vinyl Windows		

**Inclusions:** none

A 55 plus community beside the city but still in Rocky View County at a very affordable price. a community of 175 villa bungalows with lots of space, a serene country atmosphere, park area and many km of walking paths. Most of the city services on your doorstep. Only 10 min to the 17 Ave shopping Centre with over 80 shops like Costco, Walmart, Shoppers Drug Mart & Pharmacy, banks, clothing stores, Winners, Dollar store, Restaurants etc, etc. This is the popular plan, the Jasper unit with 1296 sq. ft. on the main floor plus a partially developed lower level with a 2 pc bath but plumbed for a full bath. Laundry room is in the main floor, a double attached garage with an additional storage area. All window coverings included with double blinds on most windows, Central Air conditioning and wheel chair accessible on the main floor and the front door. Residents of the village have the use of the meeting place/coffee room in the Manor. This unit is Vacant and available anytime.