

109 Covenant Bay  
Rural Rocky View County, Alberta

MLS # A2280727



**\$540,000**

<b>Division:</b>	Prince Of Peace Village		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,293 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Other
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC-11
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** NONE

Location! Location! Location! Welcome to this sought-after 55+ community ideally situated between Chestermere and Calgary, offering a peaceful country atmosphere with park space and miles of scenic walking paths. Enjoy the convenience of being just minutes from East Hills Shopping Centre, featuring many shops including Costco. This home offers an absolutely huge driveway, double attached garage, wheelchair-accessible front entry, patio, and SunScreen blinds—perfect for bright summer days. Inside, the bright and open, air-conditioned home you will enjoy a Mountain View plus many features such as vaulted ceilings, two fireplaces, and a gourmet kitchen. The main level includes two bedrooms plus two full bathrooms, and a main-floor laundry. The fully developed basement adds exceptional living space with a large rumpus room, Fireplace, spacious workshop, third bedroom, third full bathroom, and a den—ideal for hobbies or guests.