

**633 Advent Bay
Rural Rocky View County, Alberta**

MLS # A2280991

\$549,999



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|------------------|---|-------------------------------|
| Division: | Prince Of Peace Village | |
| Type: | Residential/Duplex | |
| Style: | Attached-Side by Side, Bungalow | |
| Size: | 1,242 sq.ft. | Age: 2003 (23 yrs old) |
| Beds: | 3 | Baths: 2 full / 1 half |
| Garage: | Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, | |
| Lot Size: | 0.11 Acre | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views | |

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|--------------------|-------------------------|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 538 |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | DC-11 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Vaulted Ceiling(s) | | |
| Inclusions: | N/A | | |

55 plus community just minutes from Calgary and Chestermere Lake. This spectacular complex was constructed and is maintained like a country club, this luxurious bungalow style duplex boasts an attached double garage and paved driveway, enormous yard with trees, lawn and other shrubs and flowers. Prince of Peace Village is a highly sought after location with very low turn over. don't miss your chance to see this stunning unit