$450,000 - 505 Epiphany Bay, Rural Rocky View County

MLS® #A2239884
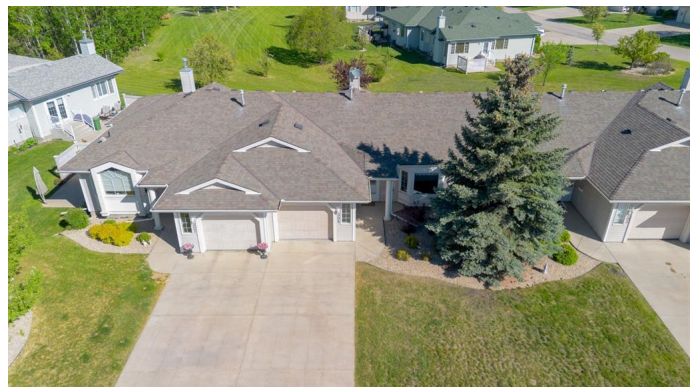
$450,000

3 Bedroom, 2.00 Bathroom, 1,009 sqft
Residential on 0.08 Acres

Prince Of Peace Village, Rural Rocky View County, Alberta

Welcome to maintenance-free living in Prince of Peace Village—an exclusive 55+ community along the eastern edge of the City of Calgary. This beautifully cared-for bungalow-style townhome offers a thoughtfully designed layout, stunning green space views, a warm sense of community and quick proximity to every day amenities. From the moment you arrive, you'll appreciate the welcoming curb appeal of the community and the serenity of being located in a quiet cul-de-sac. Boasting a single attached garage with epoxy floor coating, a long driveway to accommodate extra parking and charming covered entry. Inside, the bright and open main floor features large windows that fill the home with natural light and provide lovely views of the manicured greenspace behind. The spacious living and dining areas are perfect for relaxing or entertaining with lovely vinyl plank flooring, while the well-appointed kitchen offers classic cabinetry, stainless steel appliances, ample prep space, and a central island. Enjoy easy access to the outdoors from your private back patio—an ideal spot for a morning coffee or an afternoon in the sun. The main level also features two bedrooms, including a generous primary retreat and a flexible second bedroom or office, along with a bathroom that features a good sized shower and laundry conveniently located on the same floor. Downstairs, the finished basement extends your living space with a large

recreation room, third bedroom, half bath, and impressive storage space perfect for all your needs. Surrounded by walking paths, mature trees, and beautifully maintained grounds, this is the perfect place to enjoy a calm, connected lifestyle with a true sense of community. Plus, with installed AC 2 years ago, youâ€™ll stay cool and comfortable during the summer months. You are ideally located just 5 minutes to the East Hills Shopping district featuring Costco, Walmart and some great dining options and quick access to Stoney Trail getting you anywhere you want to go with ease. Pets are allowed with board approval. Donâ€™t miss out on this incredible opportunity to upgrade your lifestyle and make this welcoming bungalow your new home.

Built in 2004

Essential Information

MLS® #	A2239884
Price	$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,009
Acres	0.08
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

Community Information

Address	505 Epiphany Bay
Subdivision	Prince Of Peace Village
City	Rural Rocky View County
County	Rocky View County

| Province | Alberta |
| Postal Code | T1X 1G6 |

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	2
Zoning	DC11

Listing Details

| Listing Office | CIR Realty |