



THE
A-TEAM

**RE/MAX
FIRST**

101 COVENANT Bay, Rural Rocky View County T1X 1G2

MLS® #: **A2196413** Area: **Prince Of Peace Village** Listing Date: **02/24/25** List Price: **\$519,900**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Rural Rocky View County**
Year Built: **2000**
Lot Information
Lot Sz Ar: **4,200 sqft**
Lot Shape:

Access: **Corner Lot**
Lot Feat: **Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, Owned, Plug-In**
Park Feat:

DOM

0
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow, Side by Side**
Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air, Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **None**

Construction: **Silent Floor Joists, Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Linoleum**
Water Source: **Private**
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Central Vacuum, No Animal Home, No Smoking Home**
Utilities: **Cable Internet Access, Electricity Not Paid For, Natural Gas Connected, Garbage Collection, Phone Available, Underground Utilities, Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`8" x 10`0"
Dining Room	Main	12`0" x 8`6"
Bedroom - Primary	Main	15`1" x 12`0"
4pc Ensuite bath	Main	10`6" x 8`2"
Foyer	Main	11`0" x 7`0"
Family Room	Lower	23`7" x 17`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	16`10" x 14`2"
Dining Room	Main	14`11" x 8`6"
Bedroom	Main	11`3" x 9`7"
3pc Bathroom	Main	9`2" x 8`2"
Bedroom	Lower	15`8" x 13`8"
Office	Lower	12`0" x 10`8"

Hobby Room

Lower

14`5" x 9`10"

3pc Bathroom
Legal/Tax/Financial

Lower

9`0" x 5`0"

Condo Fee:
\$528

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC11

Legal Desc: **9812469**

Remarks

Pub Rmks: **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 Km of walking paths. Most of the city services at your door step. Only 10 min to the 17th Ave shopping Centre with 73 shops like Costco , Walmart, Shoppers drug Mart & Pharmacy, banks, clothing stores, Winners, Dollars store, restaurants etc. This is the most popular Jasper unit with 1296 Sq.Ft. on the main floor plus a professionally fully developed over 1150 Sq.Ft. lower level great for entertaining or over night company. A total of 3 bedrooms, 3 full baths, main floor laundry, a double garage with an additional storage area. Enjoy updates like newer appliances, remote electric blinds, leaf filters, wheel chair accessible main floor (when needed} and the use of a meeting place/coffee room in the Manor for the Village residents. Available with 2 floors of beautiful furniture, BBQ, patio set, dishes and many household items all at a very reasonable price. Possession can be quick or flexible.**

Inclusions:
Property Listed By: **Upright freezer
Royal LePage Solutions**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











