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## 157 Country Village Manor NE Calgary, Alberta

MLS # A2217823



# \$405,000

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Stall, Titled		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 331

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** N/A

OPEN HOUSE!!! June 28, 2025 1PM-3PM! LOCATION! LOW CONDO FEES! Welcome to 157 Country Village Manor, a beautifully updated 3-bedroom townhouse in the heart of the sought-after Country Village Manor complex. Owned and proudly maintained by the second owner for over 11 years, this move-in-ready home offers both comfort and convenience. Home Highlights: Two titled parking stalls conveniently located right at your front door Large covered front porch perfect for a morning coffee or evening relaxation! Entire home (main, upper, and basement) upgraded with wood flooring - modern, durable, and easy to clean. Freshly painted top to bottom throughout with new LED light fixtures featuring remote-controlled 4 color settings (cool white, warm yellow, etc.). Upgraded electrical outlets & switches for a polished, modern look. Well-designed kitchen with maple cabinets, stainless steel appliances, raised breakfast bar, generous pantry, and breakfast nook. Sliding patio doors lead to a private deck with natural gas BBQ hookup, perfect for summer grilling. Upstairs have a huge master bedroom with a walk-in closet and cozy office nook. Two additional good-sized bedrooms and a 4-piece bathroom complete the upper level. Additional Features include: Partially finished basement—ready for your personal touch. Well-managed condo board with excellent health and a strong reserve fund. Steps to the beautiful 1-mile-long Country Hills Storm Pond, ideal for morning walks or peaceful evenings. Unbeatable Location: Walk to Vivo Rec Centre, Superstore, Sobeys, restaurants, schools, library, Landmark Cinemas, parks, playgrounds and lots of schools are nearby. Minutes to major roads: Stoney Trail, Deerfoot Trail, Beddington Trail. Close to 301 Bus Line. 15 minutes to CrossIron Mills, and YYC International Airport. Only 20 minutes to Downtown. This

is more than just a townhouse&mdash;it's a smart investment in a vibrant, established neighborhood with everything at your doorstep. Don't miss out&mdash;this one checks every box! Book your showing today.