

109, 8 Country Village Bay NE
Calgary, Alberta

MLS # A2227796



\$374,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Country Hills Village | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,015 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|-----------------|
| Heating: | Baseboard, Fireplace(s), Natural Gas | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 612 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) | | |

Inclusions: n/a

This beautiful & immaculate 2-bedroom, 2-bathroom ground floor unit is nestled in an exclusive adult 55+ building. Features include, gas fireplace, walkthrough closet, renovated shower, 2 titled underground heated parking stalls, storage in the unit and secured storage on the 4th floor. This unit is bright & spacious, complimented by warm vinyl plank flooring flowing throughout with an abundance of windows, the space is flooded with natural light, creating a warm and inviting atmosphere to live and entertain. Plus, you'll love the serene views of the picturesque pond right outside your window. The kitchen is a cooks dream with a huge island providing plenty of counterpace and cabinets ensuring you have everything you need right at your fingertips. The Common areas include a main floor social room with a well stocked kitchen, fireplace and pool table along with the fabulous 2nd floor library overlooking the pond. Convenience is key and this location will not disappoint, you're just a 2-minute walk away from a variety of shopping options, making errands a breeze. Don't miss out on the chance to call this exceptional condo your new home.