

50 Country Village Gate NE
Calgary, Alberta

MLS # A2235796



\$404,900

Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,142 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Side By Side, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Storage		

Inclusions: None

Fantastic value in this affordable, well maintained, turnkey townhome. Attractive curb appeal. Bonus is there are no neighbours behind you! The spacious living room is highlighted by a tile clad corner gas fireplace. Beautiful eat in kitchen includes ample amounts of Espresso Maple cabinetry, hardwood floors, corner pantry, tile backsplash plus stainless steel and black appliances. The raised breakfast bar is ideal for casual dining plus you also have a large formal dining area adjacent to the kitchen. Sliding patio doors lead from the kitchen out to the large rear deck. Double primary bedroom plan upstairs includes two generously sized bedrooms, each with their own full ensuite baths. Lighthouse Landing is an excellent location and puts you minutes to multiple shopping options, public transit, schools, restaurants, pubs professional services and playgrounds. Quick access to Deerfoot and Stoney Trail. Affordable turn-key living in a beautiful setting close to many major amenities.