



GRASSROOTS
REALTY GROUP

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4108, 31 Country Village Manor NE
Calgary, Alberta

MLS # A2226024



\$339,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	914 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Ceramic Tile, Hardwood
Roof:	-
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	-
Features:	High Ceilings, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 498
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: NONE

Note: Price reduced for a quicker sale!!!!... Welcome to lighthouse landing! This lovely condo comes with 2-bedroom, 2-bathroom suite located on the main floor overlooking the green space. Upgraded hardwood flooring throughout the unit. An appealing open floor plan with a corner gas fireplace. Cozy office area off the foyer and walk-in closet in master bedroom. An additional feature of this suite is a corner suite within the building for privacy (only one party wall). Suite also comes with 2 title parking stalls- One underground /heated plus an additional surface parking stall with plug (Original owner paid additional \$10,000). All appliances, window coverings are included. Within close proximity to pathways, airport, public transit, shopping, etc. Please show this first! seeing is believing! I am sure you won't be disappointed!