



GRASSROOTS
REALTY GROUP

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109, 8 Country Village Bay NE
Calgary, Alberta

MLS # A2227796



\$374,900

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:	-		

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.