



GRASSROOTS
REALTY GROUP

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228, 728 Country Hills Road NW
Calgary, Alberta

MLS # A2228679



\$479,900

Division:	Country Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,357 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate, Linoleum
Roof:	-
Basement:	-
Exterior:	Brick, Stucco, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 897
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: N/A

Introducing one of the larger 2 bedroom plus den, 2 bathroom, 2 heated indoor parking stall units in one of the most desirable buildings called the "Sierra's of Country Hills". This is where lifestyle & elegance converge, featuring a grand foyer entrance with an impressive curved stairway, soaring ceilings & a gas fireplace that makes it warm & welcoming. This is an adult building 55+, no dogs or cats. The unit has been freshly painted & cleaned with all new stainless steel appliances & mostly laminate flooring throughout. If you are downsizing there is no shortage of living space with 1357 sq.ft, that offers a spacious primary bedroom, a 4 piece ensuite bathroom & large walk-in closet. There is a second bedroom & 3 piece bathroom, a den with a closet for an office or TV room, large living room & a separate dining area, a well laid out kitchen with a raised breakfast bar, a good size laundry room & your very own 2 large storage rooms included with two parking stalls (one assigned, one titled). The titled parking stall is extra large & close to the elevator for your convenience. Entertain with ease thanks to a gas line for those BBQ days under a covered deck. Enjoy the warmth of a corner gas fireplace in the winter & air conditioning on those hot summer days. There are extensive amenities, an indoor pool, hot tub, fitness gym, workshop, social room, library, billiards, coffee/conversation area & guest suites. The condo fees include all utilities, electric, heat, water/sewer. Excellent location close to shopping, public transportation, airport, Deerfoot & Stoney Trail.