



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

143 Country Club Lane
Rural Rocky View County, Alberta

MLS # A2230854



\$875,000

Division:	Bears paw_Calg		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,119 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Maintenance		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	\$ 1,085
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

\$100K PRICE DROP SINCE ORIGINAL LIST! The **ULTIMATE ADDRESS** for maintenance-free country living in the coveted Bears paw Manor Estates. This property is one of only 24 in a community that lends itself to the snowbird lifestyle. Thanks to a healthy condo association, many owners choose to travel during the winter knowing their property is in good hands. Enjoy the view of the golf course while being a considerable distance away from the tee box enabling privacy and safety from errant golf shots. This executive walkout bungalow has the best of both worlds, full everyday living all on the main floor including laundry and then when you are ready to entertain a huge rec room, wet bar and snooker table on the lower level. The walk out patio welcomes your guests to an expansive lawn (maintained for you!) and the clean country air. The oversized **HEATED** 2 car garage has an epoxy floor and room for ample storage. Perfect for hobbyists or collectors items. The built-in alarm system and air conditioning system are some of the features that make this property turnkey. The kitchen's stainless steel appliances and large island, the living room's vaulted ceilings, custom cabinetry, generous windows and skylights and the separate dining room give this beautiful villa it's luxurious feel. In addition to two furnaces, the home is equipped with a wood burning fireplace that keeps your living space cozy. Providing easy access to the mountains, the Bears paw Farmer's Market, nearby shopping centers, and a state of the art fitness/physio center (YMCA) makes this property a must see!