



GRASSROOTS
REALTY GROUP

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2158, 151 Country Village Road NE
Calgary, Alberta

MLS # A2232558



\$334,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 614
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Wardrobe in Laundry Room

Ground floor 1 bedroom plus den at the Country Estate on the Cove, a highly sought-after, well-managed condo community offering 40+ maintenance-free adult living and an exceptional resort-style lifestyle. This beautifully maintained main floor unit features 9-foot ceilings, a full bath with tub, central air conditioning, with fresh neutral paint throughout and newer high-end stainless-steel appliances in the spacious kitchen with walk-in pantry. The open concept living and dining area leads to a large, covered balcony overlooking the beautifully treed grounds, while the generous primary bedroom includes a walk-in closet and the den provides additional storage with its own closet. The in-suite laundry room includes full-size front-load machines, shelving, storage cabinet, and room for a stand-up freezer. Titled underground parking includes a private storage room, and this convenient ground-floor location means no elevator is needed to access your suite. Outstanding amenities include a saltwater pool, hot tubs, steam room, fitness centre, bowling lanes, movie theatre, libraries, party room, craft room, car washes, a workshop, guest suites, and beautifully landscaped grounds with walking paths, ponds, patios, a gazebo, and direct access to walking trails at Country Hills Village Pond. This pet-friendly (one small dog or cat) building has reasonable condo fees that include all utilities and a healthy \$4 million dollar reserve fund! Located in the desirable Country Hills Cove area, residents enjoy close access to a community recreation centre, scenic parks, storm ponds, and walking trails, enhancing the relaxed and vibrant lifestyle. Residents also benefit from a prime location within walking distance to shopping, dining, professional services, and transit—resort living at its best.

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