



GRASSROOTS
REALTY GROUP

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**2340, 151 Country Village Road NE
Calgary, Alberta**

MLS # A2237923



\$459,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,123 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Concrete, Tile
Basement:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 768
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Welcome to Unit 2340 of Country Estates on the Cove, an exceptional 40+ community that offers all the amenities you could want on site, as well as an ideal location close to all of the shopping and entertainment options offered in Country Hills. This corner unit has two bedrooms, two full bathrooms, two balconies, a separate dining room, and in-suite laundry. CHECK OUT THE VIRTUAL TOUR. When you enter this beautiful unit, the first hint of the space on offer is the large and welcoming foyer. The kitchen is thoughtfully laid out and nicely equipped with stainless steel appliances and plenty of cabinet and counter space. The dining room features large windows, providing a bright and airy feeling, and this wonderful bright and open feeling continues in the huge living room with big windows along two sides flooding the space with natural light and a fireplace adding elegance to the room. There are separate northeast and northwest facing balconies off opposite corners of the living room, meaning you can enjoy the warmth of the sun either morning or evening. The primary bedroom is a nice private retreat, with its three piece bathroom with oversized shower and walk-in closet. On the opposite end of the unit is the large second bedroom that also works well as an office with its large window offering great natural light. A four piece main bathroom and separate in-suite laundry room complete this well-designed floorplan. Country Estates on the Cove offers many amenities, including a pool, fitness centre, bowling alley, movie theatre, libraries in each building, guest suites, billiards and shuffleboard, woodworking shop, car wash, as well many gathering spaces and a gazebo. The lake is right outside your door, a great place for morning or evening strolls, and it's a short walk to Vivo Centre, shopping, the movie theatre, restaurants, etc. It really is tough to beat this

place for convenient access to whatever you might need. Don’t miss your chance to make this wonderful place your home!