



GRASSROOTS
REALTY GROUP

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2248, 151 Country Village Road NE
Calgary, Alberta

MLS # A2239918



\$414,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,070 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond, Gazebo		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 749
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to COUNTRY ESTATES ON THE COVE, an amenity-rich 45+ complex surrounded by walkable access to the VIVO RECREATION CENTRE, shopping, restaurants, transit, and scenic pond pathways. This well-maintained 2 BEDROOM, 2 BATHROOM SECOND FLOOR UNIT offers a spacious and functional layout with bedrooms thoughtfully separated by the central LIVING ROOM for enhanced privacy. The bright and inviting living room features a cozy GAS FIREPLACE and oversized windows that frame the lush green space beyond, with access to a COVERED BALCONY—perfect for your morning coffee or a peaceful afternoon read. The efficient kitchen includes a RAISED EATING BAR, corner pantry, and STAINLESS STEEL FRIDGE, and flows effortlessly into the dining area with room for a full-sized table. The generously sized PRIMARY BEDROOM boasts a WALK-IN CLOSET and a 3-PIECE ENSUITE with a STAND-UP SHOWER, while the second bedroom is ideal for guests or a home office and is adjacent to a 4-PIECE MAIN BATHROOM. An IN-SUITE LAUNDRY ROOM with a newer 2022 WASHER and ample storage adds extra functionality, while FRESH PAINT throughout provides a clean, move-in-ready feel. Additional perks include TITLED UNDERGROUND PARKING and an ASSIGNED STORAGE LOCKER. Residents enjoy exclusive access to a stunning indoor AMENITY CENTRE offering an INDOOR POOL, HOT TUB, STEAM ROOM, GYM, THEATRE, WORKSHOP, PARTY ROOMS, GAZEBO, BOWLING ALLEY, LIBRARY, and GUEST SUITES for visiting friends and family. This is a vibrant, welcoming community offering secure, low-maintenance living without compromise.