



GRASSROOTS
REALTY GROUP

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70 Country Village Villas NE Calgary, Alberta

MLS # A2243164



\$435,000

Division:	Country Hills Village		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,359 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full, Unfinished	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters		

Inclusions:	N/A
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Welcome to 70 Country Village Villas – an immaculate end-unit townhome. This 3-bedroom, 2.5-bathroom gem is located in a quiet, well-managed complex and features an attached single-car garage. Step inside to a bright and open main floor with large windows, a cozy fireplace, and a functional layout perfect for both everyday living and entertaining. The spacious kitchen offers ample cabinet space, and a breakfast bar that flows seamlessly into the dining and living areas. Upstairs you’ll find three generously sized bedrooms, including a primary suite with a large closet and full ensuite bathroom. Two additional bedrooms and another full bath complete the upper level. The unfinished basement is ready for your personal touch – ideal for a future rec room, gym, or extra storage. As an end unit, you’ll love the added privacy and natural light, along with easy access to nearby visitor parking. Enjoy maintenance-free living close to walking paths, Country Hills Town Centre, transit, schools, and the airport. Whether you’re a first-time buyer, investor, or downsizing, this turnkey home is move-in ready.