



GRASSROOTS
REALTY GROUP

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310 COUNTRY VILLAGE CAPE NE Calgary, Alberta

MLS # A2247193



\$419,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Country Hills Village | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,222 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Cul-De-Sac, Landscaped, Low Maintenance Landscape | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Central, Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 312 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Storage, Walk-In Closet(s) | | |

Inclusions: None

Discover Newport Landing – a vibrant, well-maintained community with LOW CONDO FEES and an UNBEATABLE LOCATION. This freshly painted townhouse showcases a BRAND-NEW STAINLESS STEEL FRIDGE, SMOOTH-TOP STOVE, ELEGANT DARK HARDWOOD FLOORS, CERAMIC TILE ENTRY, and ABUNDANT NATURAL LIGHT from large windows on both levels. The OPEN-CONCEPT MAIN FLOOR offers a welcoming living room with GAS FIREPLACE, patio doors to a PRIVATE OUTDOOR SPACE, a functional kitchen with BREAKFAST BAR, and a handy HALF BATH. Upstairs, the PRIMARY SUITE is located on the opposite side from the other two bedrooms for ENHANCED PRIVACY—perfect for guests, a growing family, or a home office. A WALK-IN CLOSET and a FULL 4-PIECE BATH complete the upper level. The UNFINISHED BASEMENT offers great potential for future development, while PRIVATE PARKING and a LOW-MAINTENANCE LIFESTYLE make day-to-day living easy. Conveniently close to: COUNTRY HILLS VILLAGE LAKE, CARDEL PLACE, VIVO RECREATION CENTRE, LANDMARK CINEMAS, Parks, playgrounds, golf, walking paths, SOBEYS, CANADIAN TIRE, HOME DEPOT, REAL CANADIAN SUPERSTORE, medical clinics, YYC AIRPORT, and a variety of restaurants offering GLOBAL CUISINES.