



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

109, 162 Country Village Circle NE
Calgary, Alberta

MLS # A2253121



\$369,800

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, Paved, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 535
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

WOW! Maintenance-Free Living with Stunning Lake Views! Welcome to Rockford's Reflections in Country Hills Village—where lifestyle meets convenience. This fabulous apartment boasts unobstructed lake views from every window and a bright, open floor plan with 9' ceilings. Step inside to a newly painted and professionally cleaned interior, complete with newly installed luxury vinyl plank flooring in the bedrooms and the bathrooms. The gourmet kitchen is a true highlight, featuring granite countertops, tile backsplash, a spacious pantry, island with breakfast bar, and stainless steel appliances—including a whisper-quiet ASKO dishwasher. The living room opens onto a private balcony with a gas BBQ hookup, perfect for relaxing or entertaining. The primary suite offers huge walk-through closets and a private ensuite with a walk-in shower and built-in linen shelving. A second bedroom and full bathroom with an acrylic surround soaker tub and large vanity provide plenty of space for family or guests. Additional features include an in-suite laundry room with Samsung front-load washer & dryer, a storage locker, and a titled parking stall in the heated underground parkade. Located in a fantastic community, you're steps from walking pathways, shopping, restaurants, a movie theatre, and the Vivo Recreation Centre. Quick access to Deerfoot Trail, Stoney Trail, and the airport makes this the perfect home for professionals or downsizers alike. A perfect place to call home—click the Virtual Tours for more details!