



**5 Country Village Landing NE
Calgary, Alberta**

MLS # A2253299



\$379,900

Division:	Country Hills Village		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 453

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: none

The Sundancer model at Newport Landing. 1274 ft² above grade living space (measured using RMS standards), plus another 578ft² of undeveloped basement space allows for room to grow! Conveniently located laundry adjacent to the two large bedrooms up, each with it's own walk-in closet plus 4 piece bath! Large living room and kitchen open to dining room plus 2 piece bath round off the main floor. The undeveloped basement has the inklings of a design but still easily rebooted with your own plan for a family room, 3rd bedroom and another bath at the roughed in stage. Hi efficiency furnace has had all accessible ductwork sealed at the joints to prevent hot air leaks - improving the comfort of the home. Roughed-in vacuum system is ready for a canister and attachments. Off the back door is a south facing deck, and yard. A single detached garage provides secure, snow free parking. Close to shopping, pubs, coffee shops and movie theatres. Easy access to major arteries.