



**GRASSROOTS**  
REALTY GROUP

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## 5 Country Village Landing NE Calgary, Alberta

**MLS # A2253299**



**\$379,900**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	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 ft<sup>2</sup> above grade living space (measured using RMS standards), plus another 578ft<sup>2</sup> 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.