



GRASSROOTS
REALTY GROUP

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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	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

The Sundancer model at Newport Landing. 1274 ft2 above grade living space (measured using RMS standards), plus another 578f2 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.