



**GRASSROOTS**  
REALTY GROUP

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**5214, 69 Country Village Manor NE**  
**Calgary, Alberta**

**MLS # A2253982**



**\$340,000**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 466
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks

**Inclusions:** Custom California Closets in both bedrooms

This bright and spacious corner unit offers one of the best locations in the complex, filled with natural sunlight throughout the day. Meticulously maintained, this home features numerous upgrades, including custom California Closets in both bedrooms for maximum storage and functionality, and hardwood flooring throughout in excellent condition. Enjoy two full four-piece bathrooms, a titled underground parking stall, and secure caged storage. Perfectly situated within walking distance to parks, playgrounds, shopping, and more, this unit combines convenience with comfort. Don't miss the opportunity to make this beautiful home yours &mdash; book your showing today!