

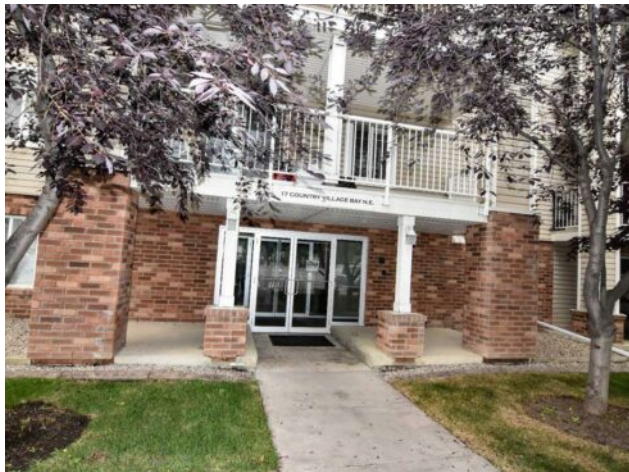


GRASSROOTS
REALTY GROUP

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1106, 17 Country Village Bay NE
Calgary, Alberta

MLS # A2254458



\$299,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	851 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 567
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator, Dishwasher, Electric Stove, Range Hood, Washer & Dryer and Window Coverings. All furniture is negotiable (except the sofa in living room)!

Welcome to this inviting 2 bed 2 bath condo on the main level, offering a functional layout, excellent value, and a prime location near endless amenities. The open-concept design features a spacious living room with a cozy fireplace and direct access to your private patio overlooking the landscaped courtyard and green space, complete with a gas line for BBQ. The kitchen offers granite countertops, ample cabinetry, a nice tile backsplash, and stainless steel appliances, with easy access to the dining area. The bedrooms are positioned on opposite sides of the unit for privacy, each with its own full bathroom, making this an excellent choice for roommates, guests or tenants. The master has a walk-through closet leading to a 4pc ensuite, while the second bedroom has easy access to the main 4pc bath. Enjoy the everyday convenience of in-suite laundry plus rare benefit of two assigned parking stalls, ensuring ample space for vehicles or guests. This complex is steps from parks, playgrounds, pathways, and a beautiful community lake, while also within walking distance to shopping, Superstore, restaurants, Cardel Place, transit, and more. Quick access to Deerfoot Trail, Stoney Trail, and Beddington Trail makes commuting simple, with the airport and golf courses just a short drive away. This condo is an excellent opportunity you won't want to miss.