



**GRASSROOTS**  
REALTY GROUP

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1233, 151 Country Village Road NE  
Calgary, Alberta

MLS # A2257655



**\$580,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Country Hills Village              |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,270 sq.ft.                       | Age:   | 2003 (22 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                   |            |                 |
|-------------|-----------------------------------|------------|-----------------|
| Heating:    | Baseboard                         | Water:     | -               |
| Floors:     | Vinyl Plank                       | Sewer:     | -               |
| Roof:       | -                                 | Condo Fee: | \$ 886          |
| Basement:   | -                                 | LLD:       | -               |
| Exterior:   | Concrete                          | Zoning:    | DC (pre 1P2007) |
| Foundation: | -                                 | Utilities: | -               |
| Features:   | Open Floorplan, Walk-In Closet(s) |            |                 |

Inclusions: n/a

Step inside this completely renovated 2-bedroom, 2-bathroom end unit and experience a space where every detail has been thoughtfully designed for both comfort and style. The open floor plan begins with a welcoming entryway that flows into the dining area and living room, where an inviting electric fireplace creates the perfect spot to relax or entertain. Throughout the home you'll notice the touches that set it apart—luxury vinyl plank floors, custom window coverings, upgraded light fixtures, neutral paint tones, and rounded corners that add a subtle touch of elegance. The kitchen is a true showpiece with rich walnut cabinetry, sturdy wood pull-outs in the lower cabinets, gleaming granite countertops, and a striking white arabesque tile backsplash. Stainless steel appliances, including a double oven installed in 2024, make this space as functional as it is beautiful. Both bathrooms have been fully upgraded to match, featuring walnut vanities with quartzite countertops, glass tile backsplashes, rectangular vessel sinks, and practical high-rise toilets. The primary bedroom offers plenty of space to unwind and includes a walk-in closet with a stunning custom organizer, complete with a floating walnut dresser topped with a solid plank. A spacious laundry room with a stackable washer and dryer adds convenience, while the north-facing patio provides a private retreat tucked behind a mature chokecherry tree. With central air included, this home is move-in ready and waiting for you to simply step inside and start living. As a resident of 151 Country Village Road NE you will enjoy an amenity-rich lifestyle. The complex offers a fully equipped fitness centre, indoor pool and hot tub, a recreation/party room, workshop and crafts room, bowling alley and theatre/movie room. There are guest suites available for hosting visitors, and underground titled heated parking stalls, many

with extra storage. Elevators service the building and there is a car wash bay on site. Condo fees include a large number of utilities and access to these shared amenities. The building is well located with walking paths, ponds, green spaces, nearby shopping, and local dining options.&nbsp;