



GRASSROOTS
REALTY GROUP

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310 Country Village Cape NE
Calgary, Alberta

MLS # A2263026



\$389,900

Division:	Country Hills Village		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,222 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Low Maintenance Landscape		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: None

Discover Newport Landing – a vibrant, well-maintained community with LOW CONDO FEES and an UNBEATABLE LOCATION. This freshly painted townhouse showcases a BRAND-NEW STAINLESS STEEL FRIDGE, SMOOTH-TOP STOVE, ELEGANT DARK HARDWOOD FLOORS, CERAMIC TILE ENTRY, and ABUNDANT NATURAL LIGHT from large windows on both levels. The OPEN-CONCEPT MAIN FLOOR offers a welcoming living room with GAS FIREPLACE, patio doors to a PRIVATE OUTDOOR SPACE, a functional kitchen with BREAKFAST BAR, and a handy HALF BATH. Upstairs, the PRIMARY SUITE is located on the opposite side from the other two bedrooms for ENHANCED PRIVACY—perfect for guests, a growing family, or a home office. A WALK-IN CLOSET and a FULL 4-PIECE BATH complete the upper level. The UNFINISHED BASEMENT offers great potential for future development, while PRIVATE PARKING and a LOW-MAINTENANCE LIFESTYLE make day-to-day living easy. Conveniently close to: COUNTRY HILLS VILLAGE LAKE, CARDEL PLACE, VIVO RECREATION CENTRE, LANDMARK CINEMAS, Parks, playgrounds, golf, walking paths, SOBEYS, CANADIAN TIRE, HOME DEPOT, REAL CANADIAN SUPERSTORE, medical clinics, YYC AIRPORT, and a variety of restaurants offering GLOBAL CUISINES.