



**GRASSROOTS**  
REALTY GROUP

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**104 Country Village Lane NE**  
**Calgary, Alberta**

**MLS # A2265635**



**\$409,000**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,366 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, French Door, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*Open House - Saturday January 10, 2:00 pm - 5:00 pm\*\*** Welcome to this well-maintained and freshly painted 2-storey townhouse in the heart of Country Hills Village, offering the perfect blend of comfort, convenience, and lifestyle. Ideally located near schools, shopping, Vivo, transit, restaurants, a movie theatre, and more&mdash;plus just steps from scenic walking paths. Enjoy quick access to Stoney Trail, Deerfoot Trail, and downtown Calgary. The main floor features a bright and open-concept layout with a functional kitchen equipped with newer stainless steel appliances, a centre island with breakfast bar, corner pantry, and dining area. The spacious living room offers brand new carpet and opens to a private deck with BBQ hookup, backing onto green space&mdash;perfect for relaxing or entertaining. A convenient half bathroom and direct access to the single attached garage complete this level. Upstairs, you&rsquo;ll find three bedrooms, including a large primary suite filled with natural light, featuring a walk-through closet and cheater access to the 4-piece bathroom. The unfinished basement includes laundry and provides excellent potential for future development&mdash;ideal for a home office, gym, or additional living space. Set in a well-managed, family-friendly complex, this home is move-in ready and available for immediate possession. With lifestyle amenities, nature, and transit at your doorstep, this is one you won&rsquo;t want to miss!