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104 Country Village Lane NE Calgary, Alberta

MLS # A2265635



\$409,000

Division:	Country Hills Village				
Туре:	Residential/Five Plus				
Style:	2 Storey				
Size:	1,366 sq.ft.	Age:	2007 (18 yrs old)		
Beds:	3	Baths:	1 full / 1 half		
Garage:	Driveway, Garage Faces Front, Single Garage Attached				
Lot Size:	0.03 Acre				
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot				

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: 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)

Inclusions:

N/A

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— 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— perfect for relaxing or entertaining. A convenient half bathroom and direct access to the single attached garage complete this level. Upstairs, you' Il 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— 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't want to miss!