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## 105, 17 Country Village Bay NE Calgary, Alberta

MLS # A2268251



\$299,000

Division: Country Hills Village Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 845 sq.ft. Age: 2003 (22 yrs old) **Beds:** Baths: Garage: Assigned, Plug-In, Side By Side, Stall Lot Size: Lot Feat:

**Heating:** Water: Baseboard Floors: Sewer: Carpet, Ceramic Tile, Vinyl Plank Roof: Condo Fee: \$ 627 Asphalt Shingle **Basement:** LLD: Exterior: Zoning: Vinyl Siding, Wood Frame DC (pre 1P2007) Foundation: **Utilities:** 

Features: Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)

Inclusions: N/A

Bright, newly painted Country Hills Village condo! This ground-level 2-bedroom, 2-bathroom unit offers almost 845 sq. ft. of open living space with a spacious kitchen, raised breakfast bar, and dining area. The living room opens to a covered concrete patio with easy outdoor access and a grassy area — no elevators needed. Recently upgraded luxury vinyl plank flooring throughout, primary suite with walkthrough closet and ensuite, in-suite laundry, and ample storage. Two assigned side-by-side energized parking stalls. Condo fee includes all utilities, even electricity! Steps to the 22-acre lake, schools, shopping, restaurants, and transit. Easy access to Deerfoot Trail, Stoney Trail, and the airport. Affordable comfort in a prime location!