



GRASSROOTS
REALTY GROUP

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202, 9 Country Village Bay NE
Calgary, Alberta

MLS # A2269949



\$274,500

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,037 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 621
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Discover unparalleled brightness and space in this MAGNIFICENT, large 2-BEDROOM, 2-BATHROOM CORNER UNIT, perfectly designed for sophisticated urban living in the COMMUNITY OF COUNTRY HILLS VILLAGE.

Step inside and be immediately greeted by the flood of natural light pouring in from oversized windows on one side and a large glass patio door on the other, illuminating the expansive, open-concept living area. This generous space, seamlessly integrating the living, dining, and kitchen areas, is ideal for both quiet relaxation and impressive entertaining. Cozy up on chilly evenings by the elegant gas fireplace, a warm focal point of the room. The Beautiful Kitchen has tons of storage cabinets and drawers, a window over the sink and a convenient island for additional sitting and counter space. Both Bedrooms are generously proportioned with the Primary suite offering a private 3-piece ensuite and ample closet space. There is an additional 4-piece bathroom, a large In-Suite laundry room with built in shelving, a good size coat closet and additional external storage room.

This rare gem offers a unique blend of space, light, and functional design. Don't miss this opportunity to call it home. Location is close to the Shopping Plaza with grocery stores, restaurants, pharmacy as well as city transportation, playgrounds, schools, Vivo Rec Centre, Landmark Cinema, etc. Quick and Easy Access to Deerfoot Trail.