



GRASSROOTS
REALTY GROUP

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322 Country Village Cape NE
Calgary, Alberta

MLS # A2273490



\$379,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Country Hills Village | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,207 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Garage Faces Front, Single Garage Attached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot | | |

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|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 312 |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Storage, Walk-In Closet(s) | | |

Inclusions: alarm system hardware

Maintenance-free living is waiting here for you in this fantastic townhome in NEWPORT LANDING…Rockford Developments popular condo project in Country Hills Village. Available for quick possession, this spacious storey enjoys a bright & welcoming floorplan, 2 bedrooms & 2.5 bathrooms, attached single garage & backyard concrete patio. This wonderful home features a dynamite living room with access to the backyard, open concept dining area & maple kitchen with raised eating bar, loads of cabinets & the black appliances from Whirlpool. Upstairs there are 2 great-sized bedrooms – both with walk-in closets, & 2 full bathrooms; the ensuite in the primary bedroom has a walk-in shower & built-in shelving. The lower level – with laminate floors, is finished with a big rec room, laundry with washer & dryer, roughed-in bathroom plumbing plus plenty of space for storage. The monthly condo fees include taking care of both grass cutting & snow shoveling…yay! Location is prime with the 20acre community lake within walking distance, with its winding trails, seating area & wide open parks. Only minutes from your doorstep is the Vivo Centre (library, arena, aquatics, fitness & more), Notre Dame High School, Landmark Cinemas & a wide variety of restaurants, retail, big box stores & services. And quick access to Country Hills Blvd & Stoney/Deerfoot Trails means downtown, Cross Iron Mills, all area amenities & the airport are all within easy reach. Simply perfect for the first-time home owner, young family or as investment…you won’t want to miss out!