



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4313, 31 Country Village Manor NE
Calgary, Alberta

MLS # A2275427



\$329,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: BBQ

Welcome to the heart of Country Hills Village - a sought-after community known for its beautifully maintained grounds and scenic walking paths right outside your door, offering a lifestyle where convenience and recreation are just minutes away. This bright and spacious 2 bedroom, 2 bathroom unit features an open galley kitchen that flows seamlessly into the dining and living area, perfect for everyday living and entertaining, and where the east-facing balcony floods the space with natural morning light. The living room is complete with a cozy gas fireplace and AIR CONDITIONING providing comfort year round. The primary bedroom easily accommodates a king-size bed and features a walk-in closet and a private ensuite. This unit also has a generous second bedroom, a full guest bathroom, in-suite laundry, and storage. Additional highlights include TWO TITLED PARKING STALLS (one underground, one outdoor), and a secure underground storage locker. The complex is well-managed and ideally located within minutes of Sobeys, Superstore, Canadian Tire, Landmark Cinemas, Vivo Rec Centre, the North Pointe transit hub, restaurants and coffee shops, and many other amenities. Plus, with easy access to Stoney Trail, Country Hills Boulevard, and Deerfoot Trail, what more could you ask for? Come check it out for yourself today!