



**5408, 69 Country Village Manor NE
Calgary, Alberta**

MLS # A2276855



\$325,000

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|------------------|--|---------------|-------------------|
| Division: | Country Hills Village | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 879 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, See Remarks, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|-----------------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 466 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks | | |

Inclusions: None

Incredible value FULLY RENOVATED FOR THIS TOP FLOOR, NINE (9) FEET CEILING, CORNER UNIT, FACING SOUTH -WEST offering two spacious bedrooms, ensuite and full bath condominium in Lighthouse Landing of Country Hills Village loaded with upgrades. Full sunlight with big size windows in Kitchen, Living and both Bed rooms. Recent enhancements include brand-new premium flooring, fresh contemporary paint, new faucets, a BRAND-NEW PREMIUM DISHWASHER, MICROWAVE, MICROWAVE HOODFAN AND upgraded ELECTRIC RANGE. Features open concept floorplan with exceptional natural light, nine Feet ceilings, upgraded kitchen with granite countertops, OTR, full stainless steel appliance package, master ensuite with walk in closet, ensuite laundry, computer/work station area, private BALCONY with sunny south and west exposure and HEATED TITLEDUNDERGROUND PARKING STALL with assigned storage locker. This relaxing neighborhood offers fantastic amenities. A short walk to BRT, public transit, lake pathways, Cardel Place Recreation and Fitness Centre, Superstore, Sobeys, Home Depot, a large selection of restaurants. Book your viewing today!