



**104 Country Village Lane NE
Calgary, Alberta**

MLS # A2281071



\$399,900

Division: Country Hills Village

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,366 sq.ft. **Age:** 2007 (19 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Driveway, Garage Faces Front, Single Garage Attached

Lot Size: 0.03 Acre

Lot Feat: Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot

Heating: Forced Air

Water: -

Floors: Carpet, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 344

Basement: Full

LLD: -

Exterior: Cedar, Vinyl Siding, Wood Frame

Zoning: DC (pre 1P2007)

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, Breakfast Bar, French Door, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to this well-maintained and freshly painted 2-storey townhouse in the heart of Country Hills Village, offering the perfect blend of comfort, convenience, and lifestyle. The complex has recently been upgraded with a brand new roof and siding, adding long-term value and peace of mind. Ideally located near schools, shopping, Vivo, transit, restaurants, a movie theatre, and more—plus just steps from scenic walking paths. Enjoy quick access to Stoney Trail, Deerfoot Trail, and downtown Calgary. The main floor features a bright and open-concept layout with a functional kitchen equipped with newer stainless steel appliances, a centre island with breakfast bar, corner pantry, and dining area. The spacious living room offers brand new carpet and opens to a private deck with BBQ hookup, backing onto green space—perfect for relaxing or entertaining. A convenient half bathroom and direct access to the single attached garage complete this level. Upstairs, you'll find three bedrooms, including a large primary suite filled with natural light, featuring a walk-through closet and cheater access to the 4-piece bathroom. The unfinished basement includes laundry and provides excellent potential for future development—ideal for a home office, gym, or additional living space. Set in a well-managed, family-friendly complex, this home is move-in ready and available for immediate possession. With lifestyle amenities, nature, transit, and major exterior upgrades already completed, this is one you won't want to miss!