



**GRASSROOTS**  
REALTY GROUP

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**2155, 151 Country Village Road NE  
Calgary, Alberta**

**MLS # A2283359**



**\$424,900**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,313 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** -

**Basement:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 925

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** n/a

Welcome to Country Estates on the Cove, a well-managed 40+ adult community offering an exceptional blend of comfort, convenience, and resort-style amenities. This bright corner unit with 2 bedrooms and 2 full bathrooms is quite spacious with over 1300 sq ft of air conditioned living space. This former show home features a thoughtfully designed layout and includes one titled underground parking stall along with an assigned storage locker. Inside, the welcoming entryway opens into a spacious open-concept living and dining area, where a cozy fireplace creates an inviting atmosphere. Laminate flooring flows throughout the main living spaces, enhancing the home's clean and modern feel. The kitchen is both functional and welcoming, with a corner pantry, a newer microwave and a breakfast bar, ideal for casual dining or entertaining. The primary bedroom offers a relaxing retreat with plenty of room to unwind with a large walk-in closet with built-in organizers. The lovely private 3 piece ensuite has an oversized walk-in shower and lots of counterspace and storage. The second bedroom is generously sized and located near the 4-piece main bathroom, perfect for guests or a home office. A spacious laundry room includes a stackable newer washer and dryer and ample storage space. Residents of Country Estates on the Cove enjoy access to an impressive array of amenities, including a fully equipped fitness centre, indoor pool, hot tub, recreation rooms, games area with billiards & shuffleboard, a bowling alley, theatre/movie room, libraries, woodworking shop, and crafts room. Guest suites are available for visiting family and friends, and the buildings also offers several elevators and a convenient car wash bay. Ideally located near shopping, parks, ponds, green spaces, and scenic walking paths, with easy access to Deerfoot Trail, Stoney Trail, public transit, and the airport, this

home offers low-maintenance living in a welcoming, amenity-rich community. This is the perfect retirement home without sacrificing space!