



**4216, 31 Country Village Manor NE
Calgary, Alberta**

MLS # A2288088



\$214,999

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	577 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 343
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: None

This beautifully designed 1-bedroom, 1-bathroom apartment offers comfort, convenience, and a prime location—just steps from a scenic pond with walking paths, schools, shopping, the VIVO Leisure Centre, and transit options. Plus, you’ll enjoy quick access to major roads and highways. Inside, you are greeted by an open-concept layout that features a spacious kitchen with an island with a breakfast bar, ideal for casual dining or entertaining. A versatile flex area can serve as a home office or reading nook. The bright living room includes a cozy gas fireplace and opens onto a private balcony with a BBQ gas line—perfect for relaxing outdoors. The primary bedroom features a walk-through closet that connects to the 4-piece ensuite bathroom, which also offers access from the main living area for added convenience. In-suite laundry and smart space design make everyday living easy. This home includes a dedicated outdoor parking stall conveniently located near the building entrance and an additional underground storage unit. Experience the best of location, comfort, and style—all within Lighthouse Landing. Welcome home!