



**4313, 31 Country Village Manor NE
Calgary, Alberta**

MLS # A2288231



\$295,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Country Hills Village | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 839 sq.ft. | Age: | 2010 (16 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: | \$ 515 |
| 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 Country Hills Village — a highly desirable community known for its beautifully maintained grounds and picturesque walking paths right outside your door. Here, everyday convenience meets an active lifestyle, with everything you need just minutes away. This bright and spacious 2-bedroom, 2-bathroom condo offers an open galley kitchen that flows effortlessly into the dining and living areas — ideal for both daily living and entertaining. The east-facing balcony fills the space with beautiful morning light, while the cozy gas fireplace and air conditioning keep you comfortable year-round. The primary bedroom easily fits a king-sized bed and features a walk-in closet along with a private ensuite. A generous second bedroom, full guest bathroom, in-suite laundry, and additional storage add to the functionality of the home. You’ll also appreciate TWO TITLED PARKING STALLS (one underground and one surface) plus a secure underground storage locker. This well-managed complex is perfectly located just minutes from Sobeys, Superstore, Canadian Tire, Landmark Cinemas, Vivo Rec Centre, North Pointe transit hub, great restaurants, coffee shops, and more. With quick access to Stoney Trail, Country Hills Boulevard, and Deerfoot Trail, commuting is a breeze. All that’s left to do is come see it in person!