



GRASSROOTS
REALTY GROUP

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**231, 728 Country Hills Road NW
Calgary, Alberta**

MLS # A2301768



\$489,000

Division:	Country Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,469 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Side By Side, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Hardwood, Vinyl

Sewer: -

Roof: -

Condo Fee: \$ 1,005

Basement: -

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: M-C1 d75

Foundation: -

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, No Smoking Home

Inclusions: Stand-up Freezer

****55+ LIVING AT ITS FINEST!**** WELCOME HOME to the Comfort & Convenience of living at the HIGHLY COVETED Sierra's of Country Hills! This Well-Managed Adult Living Complex offers an amazing sense of COMMUNITY, boasting an ACTIVE & INDEPENDENT environment with exceptional AMENITIES! Curl up with a good book in the LIBRARY, relax by the FIREPLACE in the SOCIAL LOUNGE, explore your creativity in the CRAFTS ROOM, Connect with neighbours in the MEDIA/GAMES/REC Rooms complete with pool table & shuffleboard, or stay active with the FITNESS ROOM, indoor POOL & HOT TUB & MORE! - SO MANY wonderful ways to fill your days & enjoy a VIBRANT social calendar! Retreat back to your SPACIOUS Suite, one of the LARGEST FLOORPLANS IN THE COMPLEX, showcasing a lovely OPEN CONCEPT design with nearly 1500ft of living space inside + a HUGE PRIVATE WEST-FACING OUTDOOR LIVING SPACE & plenty of NATURAL LIGHT, compliments of the large WINDOWS. This Beautifully MAINTAINED home welcomes you with an INVITING entrance, a BRIGHT & FUNCTIONAL RENOVATED Kitchen with Plenty of Cabinetry & STONE Counter Space, Engineered Hardwood Flooring throughout, Large Dining Area & Living Room with cozy GAS Fireplace. Completing the floor plan of this LOVELY HOME is a LARGE Master Bedroom with its own 2nd GAS FIREPLACE, WALK-IN CLOSET & ENSUITE Bath, 2nd Spacious Bedroom/DEN/OFFICE, an additional Full Bath & the convenience of IN-SUITE LAUNDRY & Extra Storage Space. Stay cool & comfortable on hot Summer days with the convenience of Central AIR CONDITIONING, or step outside onto your HUGE Covered BALCONY - the perfect spot to relax & enjoy a nice warm cup of coffee or BBQ for friends & family & take in all the fresh air & sunshine

you need! This wonderful unit also comes complete with 2 Underground HEATED PARKING STALLS, Extra Underground Storage & access to the private CAR WASH! Condo Fees include all utilities, electric, heat, water, sewer, trash & Numerous AMENITIES to round out the PERFECT ADULT LIVING EXPERIENCE! So, set aside all your worries & just ENJOY LIFE! This complex also offers additional Visitor Parking Stalls & GUEST SUITES available for rent (subject to availability) when you have overnight guests! Step right outside & enjoy the Beautiful GREENSPACES & PARKS nearby, take a stroll around the Tranquil WALKING PATHS, or enjoy an afternoon at the Country Hills Golf Club! This is the IDEAL place to call HOME! Simply move in & enjoy the active, MAINTENANCE-FREE lifestyle designed for COMFORT, EASE & CONNECTION that Sierra's of Country Hills has to offer!