



**204, 9 Country Village Bay NE
Calgary, Alberta**

MLS # A2135671



\$314,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	884 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Recessed Lighting, Stone Counters		

Inclusions: none

| SUPREME LOCATION | 2nd FLOOR | LARGE 2 BED 1 BATH UNIT | SEPARATE STORAGE UNIT | ***PRICE JUST REDUCED \$5000! All in the sought-after developed Calgary community Country Hills Village - where you have a plethora of amenities to enjoy nearby like theatres, grocery, restaurants, Ponds & more. UPGRADES/FEATURES: parking, open floor plan, covered balcony, northeast facing (keeps unit nice and cool during hot summer) and so much more. Step inside and find yourself in a unit that has been lovingly cared for over the years. With almost 900 sq ft this unit offers a spacious living area with an open floorplan, laminate front entry with a very large living room with fireplace and cozy carpet throughout!. The large balcony sliding doors let in lots of sunlight and invites you to go lounge on the covered balcony. The kitchen has beautiful white cabinetry with full ceramic tile backsplash, contrasting black and stainless steel appliances, good amount of cabinet space and a Corner white granite island to enjoy food on the go or for extra prep space. Down the hall are 2 bedrooms, 1 of which being a fantastic size primary. The primary has a double-sided closet, and a cheater door to the full bath. The full bathroom has been recently renovated with quartz countertops, a new sink, slate tile floors and a fully tiled shower/bath combo. This unit is completed with an in-suite laundry, separate storage room, surface parking and visitor parking. If there is one area you can choose to live, choose Country Hills Village, and what better unit than this!? Click on link to view 3D tour.