



**102, 8 Country Village Bay NE
Calgary, Alberta**

MLS # A2150984



\$374,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,018 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 615
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	Cable, Cable Internet Access, Electricity, Natural Gas,
Features:	Open Floorplan, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows		

Inclusions: N/A

Beautiful Corner Unit in Exclusive 55+ Community Welcome to your new home! This stunning 2-bedroom, 2-bathroom corner unit is nestled in an exclusive adult 55+ building. With an abundance of windows, the space is flooded with natural light, creating a warm and inviting atmosphere. Plus, you’ll love the serene views of the picturesque pond right outside your window. Inside, the spacious layout provides plenty of room to relax and entertain. The floors have been recently upgraded to luxury vinyl, giving the home a fresh and modern feel. The kitchen is a chef’s dream, featuring all-new appliances and elegant quartz countertops. The community offers a variety of amenities designed to enhance your lifestyle, ensuring you have everything you need right at your fingertips. Convenience is key, and this location doesn’t disappoint. You’re just a 2-minute walk away from a variety of shopping options, making errands a breeze. Don’t miss out on the chance to call this exceptional unit your new home. Come see it for yourself and fall in love with everything it has to offer!