401, 156 Country Village Circle NE
Calgary, Alberta

MLS # A2160615

$349,900

Division:	Country Hills Village
Type:	Residential/Low Rise (2-4 stories)
Style:	Low-Rise(1-4)

Size:	939 sq.ft.	**Age:**	2009 (15 yrs old)
Beds:	2	**Baths:**	2

Garage:	Stall, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 533
Basement:	-	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-

Features: High Ceilings, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: None

Welcome to this stunning 913 sq.ft. top-floor unit, featuring 2 bedrooms, 2 bathrooms, a titled heated underground parking spot, and an assigned storage unit. This home offers unparalleled comfort and convenience, with breathtaking views right across from the pond. Step inside to experience the airy 9-foot ceilings and an open concept layout that seamlessly combines the kitchen, dining, and living areas. The southeast-facing living room is filled with natural light and opens onto a spacious balcony, your perfect private escape with a gas hookup for easy BBQing. The primary bedroom boasts a generous walk-through closet leading to a 3 piece ensuite, while an additional 4-piece bath offers even more convenience. The in suite laundry room provides ample space for storage and shelving. A cozy den with a built in desk makes working from home a breeze. This unit also includes a titled underground parking stall (#405) and a secure storage unit (#229 assigned) conveniently located on the same floor. The well-managed, clean, and quiet complex is pet-friendly, welcoming one pet with board approval. Enjoy the convenience of being close to the VIVO Center, Notre Dame High School, SuperStore, Home Depot, Canadian Tire, and easy access to Deerfoot and Stoney Trail for seamless travel across the city. This property is perfect for first-time buyers or investors! Don’t miss out on this exceptional opportunity schedule your private showing today!