



GRASSROOTS
REALTY GROUP

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**327, 728 Country Hills Road NW
Calgary, Alberta**

MLS # A2170524



\$309,500

Division:	Country Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	795 sq.ft.	Age:	2001 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Enclosed, Heated Garage, Insulated, Parkade, Secured, Stall, Underground, V		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Street Lighting, Treed		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 519
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Stone Counters, Storage, Vinyl Windows		

Inclusions: TV & TV Mount in Living Room

OPEN HOUSE SUNDAY, NOVEMBER 17 1:30-3:00pm Start living the low-maintenance lifestyle at Sierras of Country Hills, a 55+ adult living community, where comfort and convenience converge. This bright top-floor unit boasts living spaces bathed in natural light, complemented by hardwood floors and fireplace. Start your day in the beautifully detailed kitchen, featuring sleek marble countertops and ample space for culinary pursuits. The adjacent living area is equipped with premium window coverings and Spectra Light Film, ensuring year-round comfort and tranquillity. With unit independent air conditioning, you're always in control of your environment. Unwind on the spacious, recently renovated balcony, showcasing breathtaking views of Nose Hill. Entertain with ease, thanks to a convenient gas line for barbecues. Enjoy access to a range of amenities, including a pool and hot tub, library, fitness center, coffee/conversation lounge, games room including billiards and shuffleboard, party room, and workshop. Regularly scheduled activities will keep your social calendar filled. Appreciate the added convenience of a spacious laundry room, a storage room and an assigned parking space in the heated underground garage. Condo fees cover electricity, heat, water, sewer, and trash removal, freeing you to focus on the things that matter most. With this blend of serenity and vitality, the property defines adult living at its best.