



**305, 9 Country Village Bay NE
Calgary, Alberta**

MLS # A2178079

\$314,900



Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	901 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

This bright and immaculate 2 bed, 2 full bath condo located in the "Newport Sound" building welcomes you with an open floor plan that consists of gorgeous laminate flooring and large windows running through-out making this home warm and bright. The open concept kitchen is a chef's delight with custom white cabinets, tiled backsplashes and a large breakfast bar. The huge living room leads into a big south facing balcony where you can relax while bathing in the sun all day. The primary bedroom offers a convenient walk-thru closet leading to a 4pc ensuite with the 2nd bedroom located on the other side of the unit for maximum privacy. Completing this lovely condo is an additional 4pc bath, insuite laundry plus a large entrance and plenty of extra storage space. The condo comes with 1 parking stall and a separate storage locker. It is walking distance to schools, parks, pathways around the Pond, multiple restaurants, shops, Vivo Centre, Home Depot, Canadian Tire, Landmark Cinemas, City transit and easy access to main roadways. A beautiful condo in a beautiful country village community! A must see!!