



GRASSROOTS
REALTY GROUP

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**311, 120 Country Village Circle NE
Calgary, Alberta**

MLS # A2191766



\$265,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	643 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Amazing opportunity! This third-floor end-unit condo features an open floorplan, a convenient computer nook and sliding patio doors to a covered balcony complete with a natural gas connector for barbecuing, no matter the season. The many windows bathe the unit in natural light and provide a dining room view to the popular community pond. The kitchen has maple cabinets, a generous pantry and raised breakfast bar, ideal for casual, or additional dining. The bedroom is large enough to accommodate a king-sized bed; there's a full bathroom, in-suite laundry and a separate, private storage room next to the titled parking stall in the heated underground parkade. Step outside to the huge outdoor patio that overlooks the popular Country Hills Storm Pond and the 1.6 km of paved path that surrounds it — perfect for walking, jogging, cycling, or birdwatching. Or just sit, relax and enjoy the picturesque view. It's particularly stunning especially in summer with 5 impressive fountains and a variety of ducks, geese and other birds and wildlife. The path also provides direct access to the nearby Vivo multi-recreational centre, movie theatres, shopping, restaurants and other amenities. Don't miss your chance to see this condo - check out the virtual tour and book your private showing today!