



**112 Country Village Lane NE  
Calgary, Alberta**

**MLS # A2203137**



**\$419,500**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to 112 Country Village Lane! This well-maintained end-unit townhouse, located in the desirable neighbourhood of Country Hills Village, presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. The main floor features an open-concept layout with hardwood floors that enhance the cozy living room. The spacious dining room seamlessly connects to the kitchen, which boasts granite countertops, under-cupboard lighting, a raised eating bar and ample storage, including a walk-in pantry. A screened door from the living room leads to a deck, perfect for enjoying summer evenings while barbecuing and sipping a glass of wine. Off the entryway, you'll find access to your single attached garage, so you can forget about clearing snow or scraping ice off your car windows. On the upper level, you'll find a spacious primary bedroom complete with a 2-piece ensuite bathroom and a walk-in closet, along with two additional good-sized bedrooms and a 4-piece bathroom. The lower level includes a laundry room and additional storage, providing ample space for future development. Nestled in a prime location, this home is just steps away from lakeside paths and a playground and is within walking distance of all the amenities at Country Hills Town Centre and Coventry Hills Centre. Here, you'll find Sobeys, Home Depot, Canadian Tire, Shoppers Drug Mart, Staples, Winners, a movie theatre, restaurants, coffee shops, and more. You'll also enjoy easy access to schools, the Vivo Recreation Centre, the Country Hills Library, Fish Creek Park, and major roadways like Stony Trail and Deerfoot Trail. Don't miss your chance to own this stunning property!