



**GRASSROOTS**  
REALTY GROUP

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1216, 151 Country Village Road NE  
Calgary, Alberta

MLS # A2203506



**\$429,900**

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,048 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this spacious 1,048 sq. ft. condo in the sought-after Country Estates on the Cove! The best you can find in the complex, with the view of the big Park and open view to the West. This 2-bedroom, 2-bathroom unit features an open-concept floor plan with 9 foot ceiling. Living and Dining Room with Gas fireplace, open kitchen with solid Maple kitchen cabinets. The Primary Bedroom boasts a walk-through closet leading to a private 5-piece ensuite with a double vanity and a soaking tub. The second Bedroom also has a walk-through closet, offering excellent storage and functionality. A Full Bathroom and a dedicated Laundry Room with built-in shelving complete the unit. Enjoy the comfort of an underground titled parking with an assigned storage unit, and a car wash bay. This 40+ adult community is packed with top-tier amenities, including a fitness center, indoor pool, hot tub. The Recreation room comes with pool tables, board games, lounge areas, bowling alley and a dance floor. Additional building perks include a library, woodworking shop, and guest suites on each floor. A social committee organizes dinners, card games, and seasonal events, fostering a lively and engaging community. Condo fee includes all utilities, providing worry-free living! Located near shopping, parks, and walking paths, with easy access to Deerfoot Trail, Stoney Trail, minutes from the airport, transit, and restaurants. Book your showing today!