

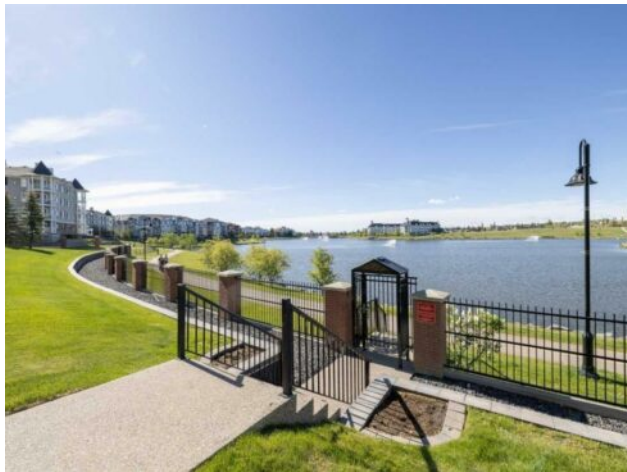


GRASSROOTS
REALTY GROUP

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**2157, 151 Country Village Road NE
Calgary, Alberta**

MLS # A2204053



\$399,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	988 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler, Natural Gas

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: -

Features: Closet Organizers, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 710

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

Welcome to Country Estates on the Cove, an exclusive 40+ adult community offering a wealth of amenities included in your condo fees. This main-floor unit features a bright, open-concept living, dining, and kitchen area, perfect for entertaining and bathed in natural light. The space is complemented by top-down bottom-up window coverings, allowing you to control privacy and light. The primary bedroom boasts a 3-piece ensuite and walk-in closet, while a versatile den/office can serve as a guest bedroom, with a 4-piece bathroom conveniently located nearby. Enjoy fresh air through the balcony's Phantom screen door, keeping bugs at bay. With all utilities—electricity, heating, water, and gas—covered, you'll stay comfortable year-round with central air conditioning in the summer and a gas fireplace in the winter. In-unit laundry and storage add to the convenience. The property includes a titled, heated underground parking space and an additional storage unit in front of the stall. Country Estates on the Cove is renowned for its extensive amenities: Building 2000: Features a bowling alley, craft area equipped with sewing machines and card-making supplies, and a large workshop on the P1 level. Building 1000: Offers a beautiful indoor pool with two hot tubs and a steam sauna, a large fitness center, a theater room for movie nights, and a spacious social room complete with a dance floor, billiards, darts, and other games. Both buildings provide guest suites available at \$50 per night, as well as libraries, coffee bars, and car wash stations. The complex is conveniently located near shopping centers, restaurants, transit options, parks, and more. Experience the vibrant community and exceptional amenities that make living here a dream. Schedule your showing today!

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