



GRASSROOTS
REALTY GROUP

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2161, 151 Country Village Road NE
Calgary, Alberta

MLS # A2205556



\$419,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,071 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: -

Basement: -

Exterior: Brick, Composite Siding, Wood Frame

Foundation: -

Features: Breakfast Bar, Natural Woodwork, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 749

LLD: -

Zoning: DC

Utilities: -

Inclusions: n/a

Exceptional Value in a Sought-After 40+ Complex in Country Hills Village Calgary! This amenity rich, 1071 sqft, ground floor, 2-bed, 2 bath unit offers an open floor plan with stunning features throughout. Enjoy the comfort of central air, in-suite sprinklers, and the convenience of titled heated parking just steps from the elevator, complete with a secure, private storage room. With 9-foot ceilings, floor-to-ceiling windows, and hardwood, tile, and carpet, this home feels both spacious and elegant. The kitchen has a spacious oak design, corner pantry, raised eating bar, and plenty of counter space, perfect for cooking and entertaining. The dining area flows effortlessly into the living room, which has a cozy fireplace and direct access to the covered balcony with a phantom screen for added convenience. The large master suite is a true retreat with an oversized shower, a massive walk-in closet, and a private en-suite bath. The second bathroom, with a shower/tub combo, is conveniently located adjacent to the second bedroom, offering privacy for guests or family members. The unit also features a generous laundry/storage room with built-in shelving, adding even more convenience. You get to enjoy extensive luxury amenities, including a saltwater pool, bowling alley, theatre room, huge workshop, crafts room, fitness center, library, car wash, guest suites, and more! The monthly fees cover all utilities and amenities, with the owner only responsible for landline, cable, and internet. Ideally located in the vibrant and peaceful community of Country Hills Village. Enjoy nearby walking paths, ponds, and green spaces, offering plenty of outdoor activities right at your doorstep. The community also provides easy access to shopping, dining, and public transit, and is just minutes from the Country Hills Golf Club and the vibrant shops and amenities of the nearby Country Hills Town

Centre. This home offers a perfect blend of luxury, convenience, and tranquility in a welcoming, active community. Don't miss out on this incredible opportunity—this home truly offers fabulous value!