



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2211311**



**\$439,900**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,320 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot		

<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>	Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

\*OPEN HOUSE SAT Apr 19 from 1-3 pm\*Attention first-time buyers and savvy investors! This beautiful and well cared for 2-storey townhouse in the sought-after community of Country Hills Village offers exceptional value and smart design. Featuring two spacious primary bedrooms, each with its own 4-piece ensuite, this layout is perfect for having roommates, entertaining guests, or rental flexibility. The bright main floor boasts hardwood floors, a large living area, cozy dining nook, and a stylish U-shaped kitchen with black appliances, eating bar, and a large pantry. Enjoy the bright backyard, just steps from the playground and the convenience of an attached single garage—a must for Calgary winters. The basement has a large bedroom and well started bathroom awaiting your finishing touches. Ideally located near a scenic pond, schools, parks, shopping, VIVO Rec Centre, and transit, plus quick access to Deerfoot, Stoney Trail, and the airport. Whether you're looking for your first home or a solid rental property, this one checks all the boxes!