



**GRASSROOTS**  
REALTY GROUP

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**2413, 43 Country Village Lane NE  
Calgary, Alberta**

**MLS # A2212974**



**\$355,000**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	835 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 466
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wood Counters		
<b>Inclusions:</b>	N/A		

Welcome to Lighthouse Landing! Discover comfort and convenience in this immaculate top floor two-bedroom plus den condo. Recently renovated with plenty of built-in cabinets! This unit features 9-foot ceilings, large windows, a den, a gourmet kitchen with white cabinets, full-size stainless-steel appliances, and elegant quartz countertops. The living room with a feature wall of built-in cabinets opens to a private covered balcony with a gas line for BBQ, and partial views of the beautiful pond and pathway system. The primary bedroom is airy and bright with large windows, and walk-in closet. The primary bedroom is able to accommodate a king-size bed, and additional dressers. The second bedroom is spacious, and can accommodate a queen-size bed, and dresser. Functional elements of this unit include a U-Shaped kitchen with plenty of counter space, built-in cabinets under the flat breakfast bar, built-in pull-out drawers for garbage, compost, and recycling, a separate hot water tap at the kitchen sink, 4-piece main bathroom, 4-piece ensuite, and in-suite laundry. This unit comes with one heated underground titled parking stall and an assigned storage unit. Just steps to a playground, and to the pond and pathway system that leads you to the Country Hills Towne Centre. Minutes away from Superstore, Vivo, Coventry Hills Centre, Landmark Cinemas, North Pointe Transit Terminal. Enjoy seamless access via major roadways (Deerfoot Trail and Stoney Trail), and public transportation. Move-In ready! Don't miss this opportunity to own this beautiful home!