



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

MLS # A2295524



\$424,999

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|------------------|--|---------------|-------------------|
| Division: | Country Hills Village | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,313 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 3 | Baths: | 1 full / 2 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Garden, Lawn, Level | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 376 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this meticulously maintained townhome in the highly sought-after community of Country Hills Village—an amenity-rich neighbourhood known for its convenience, family-friendly atmosphere, and unbeatable access to everything you need. From the moment you step inside, you’re greeted by a spacious open-concept floor plan flooded with natural light, creating a warm and inviting atmosphere throughout the main level. The large kitchen is a true standout, featuring premium appliances, ample counter space, and a huge walk-in pantry—perfect for both everyday living and entertaining. Just off the kitchen is a generously sized dining area, ideal for hosting family dinners or gatherings with friends. Adjacent to both spaces is the massive living room, offering plenty of room to relax while overlooking your large deck and backyard—an excellent extension of your living space during warmer months. A conveniently located 2-piece bathroom completes the main floor. Upstairs, you’ll find a spacious primary retreat complete with a walk-in closet and a private 2-piece ensuite. Two additional oversized bedrooms and a full bathroom provide plenty of space for family, guests, or a home office setup. The unfinished basement offers incredible potential, already equipped with bathroom rough-ins and awaiting your creative vision—whether you’re looking to expand your living space or add value to the home. Rounding out this fantastic property is a large front attached single-car garage, perfect for secure parking and additional storage. This home shows exceptionally well and is ideally located close to schools, shopping, parks, and all major amenities. Whether you’re a first-time buyer, growing family, or investor, this is an opportunity you won’t want to miss! Book a showing with your favourite realtor today!