



32 Country Village Lane NE
Calgary, Alberta

MLS # A2299115



\$419,900

Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Pride of ownership is evident throughout this fully renovated end unit townhome in the desirable community of Country Hills Village. Offering 4 bedrooms and 3.5 bathrooms, this home features a bright and functional open concept main floor with high ceilings, new flooring, and large windows that provide an abundance of natural light. The spacious kitchen is equipped with premium appliances, ample cabinetry and counter space, a corner pantry, and a large breakfast bar that overlooks the living room and separate dining area with access to the expansive rear deck, ideal for entertaining. A generous front entry and convenient 2pc bathroom complete the main level. Upstairs, the oversized primary bedroom includes a walk-in closet and a 4pc ensuite. Two additional bedrooms, a full 4pc bathroom, and new carpet complete the upper level. The fully developed basement (completed with permits) offers a spacious family room, a fourth bedroom with a 3pc ensuite, as well as a laundry area and extra storage. Additional features include a large front porch and two titled parking stalls located directly in front of the unit. Conveniently situated close to schools, parks, public transit, shopping, restaurants, and with easy access to major roadways.