



GRASSROOTS
REALTY GROUP

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5209, 69 Country Village Manor NE
Calgary, Alberta

MLS # A2304268



\$289,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions:	N/A
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Welcome to Lighthouse Landing in the heart of Country Hills Village, where low-maintenance living meets everyday convenience. Just steps from the pond and walking paths, this beautifully refreshed 2-bedroom, 2-bathroom condo with a DEN offers the kind of lifestyle buyers are looking for - easy, comfortable, and connected. Inside, the bright open-concept layout is designed for both everyday living and entertaining, featuring NEWER kitchen cabinets, STAINLESS STEEL appliances, a tiled backsplash, raised eating bar, newer LVP flooring, NEW CARPET in the bedrooms, and FRESH PAINT throughout. The spacious living area opens to a covered balcony with a BBQ gas line, creating the perfect spot to unwind at the end of the day. The thoughtful layout offers great privacy, with the primary bedroom featuring a WALK-IN CLOSET and PRIVATE ENSUITE, while the second bedroom and full bath are ideally positioned for guests, roommates, or family. The DEN adds flexibility for a home office, study area, or extra storage. Titled UNDERGROUND PARKING, a STORAGE LOCKER, and in-suite laundry add everyday practicality. All this in a well-managed complex just minutes from shopping, restaurants, Superstore, Vivo, Landmark Cinemas, transit, Deerfoot Trail, Stoney Trail, and the airport.