



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

112 Country Village Cape NE Calgary, Alberta

MLS # A2306155



\$399,999

Division:	Country Hills Village		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,388 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 540
Basement:	Partial	LLD:	-
Exterior:	Asphalt, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

All three bedrooms up, laundry beside them, and a lower level that walks straight out to the backyard — no stairs between you and the lawn. Built in 2000 in Country Hills Village, this three-bedroom townhouse offers 1,387.7 sq ft above grade (RMS), plus 71.8 sq ft of finished space below grade. The main level presents a 15'5" × 11'6" living room with a gas fireplace and mantle, a 9'11" × 13'0" dining room, a kitchen with full-size appliances, and a 2-piece bath. The living space opens onto an 11'2" × 7'7" deck off the north-facing back. Upstairs holds all three bedrooms: the primary with a walk-in closet and 4-piece ensuite, two further bedrooms, a second 4-piece bath, and upper-level laundry — wash day without carrying baskets downstairs. The walk-out lower level adds a finished mud room with grade-level backyard access, plus 329.1 sq ft of unfinished mechanical and storage space. An attached single garage, 21'5" × 11'5", completes the plan. Fee simple title to the land parcel, registered under a bare land condominium plan. South-facing at the front, the main floor carries low winter sun deep into the living room all afternoon. Summer evenings, the north-side deck holds its own shade — dinner outside without squinting at the grill. A 17-minute off-peak drive downtown; 10 minutes to YYC. The community pond and its 1.4 km paved pathway loop sit within walking distance. Vacant, with possession available in 15 days or on negotiable terms.