



**GRASSROOTS**  
REALTY GROUP

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**51 Country Village Villas NE  
Calgary, Alberta**

**MLS # A2310825**



**\$425,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Country Hills Village                    |               |                   |
| <b>Type:</b>     | Residential/Five Plus                    |               |                   |
| <b>Style:</b>    | 2 Storey                                 |               |                   |
| <b>Size:</b>     | 1,320 sq.ft.                             | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Single Garage Attached                   |               |                   |
| <b>Lot Size:</b> | 0.04 Acre                                |               |                   |
| <b>Lot Feat:</b> | Landscaped, Lawn, Level, Street Lighting |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl                      | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | \$ 376          |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Vinyl Siding, Wood Siding                          | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Closet Organizers, No Smoking Home, Open Floorplan |                   |                 |

**Inclusions:** N/A

Welcome to this bright and functional END UNIT townhome in the heart of Country Hills, perfectly positioned for first-time buyers and young families looking for space, convenience, and long-term value. Inside, the open-concept main floor is built for real everyday living. Large windows bring in plenty of natural light, while the seamless flow between the kitchen, dining, and living areas makes the space feel connected and practical. The kitchen is upgraded with STAINLESS STEEL APPLIANCES and GRANITE countertops, giving it a clean, modern feel that buyers are looking for. HARDWOOD flooring adds warmth, and the cozy GAS FIREPLACE creates a comfortable space to unwind. Sliding doors lead out to a generously sized deck, perfect for BBQs or relaxing summer evenings. What truly sets this home apart is the outdoor space. Being an end unit siding onto green space and a playground creates a level of openness and usability that is rarely found in townhomes in this location. It's not just a deck, it's a space you'll actually use. Upstairs, you'll find THREE well-sized bedrooms, including a primary suite with its own full ensuite, along with an additional full bathroom for the other bedrooms. Newly installed ENGINEERED HARDWOOD on the upper level adds a fresh, updated feel throughout. The recently finished basement provides the extra flexibility every growing household needs, complete with a large family room and a convenient half bathroom, ideal for a media space, playroom, or home office. Located just minutes from transit, shopping, restaurants, and Calgary's Airport, this home offers everyday convenience without sacrificing comfort. If you're looking for a move-in ready home with a standout location, functional layout, and rare outdoor space, this is one you don't want to miss.