



GRASSROOTS
REALTY GROUP

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**412, 9 Country Village Bay NE
Calgary, Alberta**

MLS # A2311075



\$275,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 533
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

Welcome to this TOP FLOOR END UNIT in Country Hills Village offering 2 Bedrooms, 1 Bathroom, and 886 sq ft of thoughtfully designed living space. Situated on the top floor with no neighbors above, this bright and functional condo offers an excellent combination of comfort, privacy, and everyday convenience, plus a dedicated storage locker conveniently located on the same floor. Step inside and you are greeted by the open-concept layout featuring modern Stone Core LVP flooring throughout the main living areas. The spacious Living Room and generous Dining Area create an inviting atmosphere for both daily living and entertaining, while large windows fill the space with natural light. Patio doors lead directly to the large covered Balcony overlooking the surrounding community and mature trees, creating a comfortable outdoor extension of the home. The Kitchen features Quartz countertops, an extended Breakfast Bar, Tile backsplash, ample cabinetry, and functional counter space for everyday cooking. The open design seamlessly connects the Kitchen to the Dining and Living areas, enhancing the spacious feel throughout the unit. The Primary Bedroom features a walk-through closet leading to the 4-piece cheater ensuite Bathroom, while the second Bedroom offers excellent flexibility for guests, family, or a home office setup. The in-unit Laundry Room adds additional convenience and practical storage space. Additional highlights include an assigned parking stall, elevator access, visitor parking, and the rare benefit of a dedicated storage locker located directly beside the unit for easy everyday access. Condo fees include heat and water for added value and convenience. Located in the highly desirable community of Country Hills Village, residents enjoy nearby parks, walking paths, shopping, restaurants, schools, Vivo Recreation Centre, Country Hills

Town Centre, and quick access to Deerfoot Trail, Stoney Trail, and Calgary International Airport. An excellent opportunity for first-time buyers, downsizers, or investors looking for a well-maintained top-floor unit in a convenient location.