



GRASSROOTS
REALTY GROUP

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189 Country Village Manor NE
Calgary, Alberta

MLS # A2316992



\$398,000

Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,262 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Side By Side, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Landscaped, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 361
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, High Speed Internet, Water
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautiful two-storey townhouse in Lighthouse Landing, located in the heart of Country Hills Village. This lovely home includes 4 bedrooms and 2.5 bathrooms, making it an excellent choice for families, first-time buyers, or investors. This well maintained townhouse offers a bright southwest-facing front exposure and a functional living space. The main floor features an open-concept layout with bright and inviting living room. The kitchen has granite counter tops and a breakfast bar seating with central island with a sink complete with black/stainless steel appliances. There are plenty of cabinets and a corner pantry for storage. A cozy dining area ideal for family meals and entertaining. Step out from the dining area onto the deck and enjoy the backyard, perfect for summer BBQs and outdoor gatherings. Upstairs, you'll find 3 comfortable bedrooms and a 4-piece bathroom. The spacious primary bedroom easily accommodates a king or queen-sized bed and includes a walk-in closet and room for a desk or sitting area. The professionally developed basement adds valuable living space with a fourth bedroom, full bathroom, family room, and a laundry area. Enjoy the convenience of two, titled parking stalls and a welcoming porch in your front, private entrance! This home is in prime location close to everyday amenities, schools, shopping, restaurants, parks, transit, Calgary International Airport, and quick connections to major roadways. Catch this chance and act quickly —book your showing today!