



GRASSROOTS
REALTY GROUP

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1309, 5 Country Village Park NE
Calgary, Alberta

MLS # A2317605



\$314,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this bright and spacious 2 bedroom + den condo in Lighthouse Landing, Country Hills, offering just over 840 sq.ft. of functional living space with beautiful pond views and incredible natural light. The open concept layout features a large living area with expansive windows and direct access to a private balcony overlooking the water, complete with a gas line for BBQ, creating the perfect space to relax and unwind. The kitchen flows seamlessly into the living space and is complemented by a dedicated dining area, while the den near the entrance provides an ideal setup for a home office or additional storage. Both bedrooms are generously sized and feature windows, including the primary bedroom with a walk-in closet and private 4-piece ensuite, while a second full 4-piece bathroom adds convenience for guests or additional occupants. Enjoy the added convenience of in-suite laundry, along with both an underground parking stall and a surface stall, plus a storage unit located directly in front of the underground space for easy access. Ideally located, you are just minutes from Country Hills Towne Centre, Superstore, Vivo Rec Centre, Landmark Cinemas, and countless restaurants and cafes. Quick access to Stoney Trail and Deerfoot Trail ensures an easy commute anywhere in the city, and Calgary International Airport is only 10 minutes away.