



GRASSROOTS
REALTY GROUP

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4314, 31 Country Village Manor NE
Calgary, Alberta

MLS # A2319181



\$282,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Vinyl Siding, Wood Frame

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 487

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: Hood Fan

There is a reason people like Lighthouse Landing. The pond, walking paths, shopping, restaurants, Vivo Recreation Centre, Landmark Cinemas, transit, and major routes are all close by, so daily life feels simple and connected. This 3rd-floor 2 bedroom + den, 2 bathroom condo gives you the space and flexibility that many apartment condos are missing. The kitchen has a practical layout with a raised breakfast bar, generous counter space, and a nice modern boost with a new French door fridge and induction stove. The open dining and living area gives you comfortable room to relax, work, or have friends over, while the private balcony offers an easy spot for morning coffee or fresh air at the end of the day. The bedrooms are separated for better privacy, with the primary bedroom offering its own ensuite. The den adds useful extra space for a home office, study area, hobbies, or storage. In-suite laundry, titled underground parking, and a separate storage locker make everyday living easier. A smart opportunity for buyers looking for a low-maintenance lifestyle in one of Country Hills Village's most convenient locations.