



GRASSROOTS
REALTY GROUP

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**217, 26 Country Hills View NW
Calgary, Alberta**

MLS # A2324204



\$299,000

Division:	Country Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 513
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

BRIGHT & AIRY - BRAND NEW CARPET AND PAINT with lots of natural light and high ceilings in the gorgeous Fairways Pavilions Complex. Located in the quiet neighborhood of Country Hills. Quick access to area amenities and the major traffic routes. Surrounded in the summertime by lovely green mature trees, a large sunny balcony with a gas BBQ hook-up. east-facing exposure and a well sized storage closet just off the balcony. Open concept high ceilings throughout as you walk into the open living room with Brand new carpet with extra thick underlay, all fresh new paint and a beautiful, eye-catching gas fireplace setting the mood. The spacious kitchen has lots of counter & cabinet space making home cooked meals easy again. The primary bedroom has a good sized 4pce ensuite & a walk-in closet while the 2nd bedroom is smartly located on the opposite side of the condo next to the full main bathroom with a linen closet. There is also an in-suite laundry room with additional storage. This upscale building has wide hallways, a secure fob entrance, professionally maintained grounds and plenty of visitor parking. The unit also comes with a heated, underground, spacious titled parking stall. There are many walking/bike paths close by the golf course including the Nose Creek pathways, and nearby green spaces. Close to transit, the 301 express to downtown, schools, Cardel Place Leisure Centre, movie theatre, restaurants, shopping, supermarkets, cafes, etc., along with easy access to Deerfoot Trail, Stoney Trail and the Airport. This apartment really is the perfect place to call home. Book your private viewing today!