



GRASSROOTS
REALTY GROUP

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86 Country Village Gate NE
Calgary, Alberta

MLS # A2324969



\$389,900

Division:	Country Hills Village		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,257 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 346
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Open House 1-3pm Saturday July 18. Fully renovated 3-bedroom townhouse located in Lighthouse Landing, within walking distance to the lake, Recreation Centre, shopping, and public transportation. This move-in-ready home has been extensively upgraded with NEW KITCHEN, NEW COUNTERTOPS, NEW APPLIANCES (FRIDGE, STOVE, HOOD FAN, DISHWASHER, WASHER, DRYER), NEW FLOORING, NEW CARPET, NEW BASEMENT, NEW LIGHTINGS, NEW PAINT, NEW TOILETS, NEW BATHROOM SINKS, NEW THERMOSTAT, NEW SWITCHES, NEW RECEPTACLES. The main floor features a bright, open-concept layout with a beautifully updated kitchen showcasing calming blue-green cabinetry, a central island, a corner pantry, and a convenient 2-piece powder room. The spacious living room is enhanced by new light grey flooring, creating a warm and inviting space for everyday living and entertaining. Upstairs, you'll find a generous primary bedroom with a walk-in closet and beautiful lake view, finished in soft, warm cappuccino-inspired neutral tones that create a relaxing retreat. Two additional bedrooms feature a bright vanilla-inspired color palette, along with a full family bathroom with double-door access. Step outside to enjoy the deck with a BBQ gas line, perfect for relaxing or entertaining on warm summer evenings. This home also includes one titled surface parking stall. Additional parking is available for monthly rental if needed. An exceptional opportunity offering outstanding value in a fantastic location. Thank you for showing!