



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2314, 43 Country Village Lane NE
Calgary, Alberta

MLS # A2326966



\$319,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Paved, Titled, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: Fridge (no water or ice function)

Sunlight pours into this exceptional two bedroom corner unit apartment condo, designed to maximize both natural light and modern functionality. As a coveted corner unit, the home features an abundance of oversized windows that wrap around the living space, bathing the open concept floor plan in a warm, welcoming glow throughout the day. The heart of the home is the sleek, modern kitchen, beautifully appointed with contemporary cabinetry, elegant countertops, and premium stainless steel appliances that make both daily meal prep and entertaining a breeze. Extending the living space outdoors is a massive, private wrap around balcony, offering the perfect elevated vantage point for morning coffee or evening relaxation while enjoying peaceful views of the community pond. Thoughtful design details continue inward with the ultimate convenience of a dedicated in-suite laundry area, tucked away to maintain the home's clean aesthetic. Both bedrooms are generously sized, providing quiet retreats with ample closet space and easy access to the chic, updated bathroom. This unit truly shines when it comes to practical conveniences, coming complete with a secure, titled underground parking stall to keep your vehicle protected year-round. Best of all, say goodbye to hauling seasonal gear across the complex your assigned storage locker is located directly in front of your parking stall for unmatched, effortless access. Perfectly blending bright modern aesthetics, views, and an incredibly convenient layout, this condo offers a low maintenance lifestyle without compromise.