



GRASSROOTS
REALTY GROUP

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408, 108 Country Village Circle NE
Calgary, Alberta

MLS # A2327328



\$324,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	849 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Off Street, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Carpet, Ceramic Tile, Linoleum

Roof: -

Basement: -

Exterior: Brick, Wood Frame

Foundation: -

Features: Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 568

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: n/a

BOM due to financing....Experience elevated condo living in this exceptional TOP-FLOOR residence, perfectly positioned to capture breathtaking, unobstructed POND VIEWS from your PRIVATE BALCONY and both bedrooms. Offering one of the most desirable locations in the complex, this beautifully maintained home combines comfort, style, and an unbeatable setting. The bright, OPEN-CONCEPT design with 9FT CEILINGS which is enhanced by expansive patio doors that flood the living space with NATURAL LIGHT while showcasing the picturesque WATERFRONT VIEWS. The spacious living and dining areas flow effortlessly into the well-appointed kitchen, featuring a large GRANITE island, abundant cabinetry, a generous pantry, and an over-the-range microwave hood fan. Whether hosting friends or enjoying a quiet evening at home, this thoughtfully designed layout is both functional and inviting. Wake up each morning to peaceful pond views from the spacious primary retreat, complete with a large WALK-IN closet and a private 3-piece ENSUITE. A generously sized second bedroom, an additional FULL 4-PIECE bathroom, and a convenient IN-SUITE LAUNDRY ROOM provide flexibility for guests, family, or a home office. This home is further enhanced by a titled underground HEATED PARKING stall and one of the few units in the complex offering IN-SUITE AIR CONDITIONING, ensuring year-round comfort in every season. Nestled in the highly sought-after community of Country Hills, you'll enjoy direct access to scenic walking paths, the lake, parks, playgrounds, and nearby schools. Shopping, restaurants, grocery stores, recreation facilities, public transit, and Country Hills Town Centre are all just minutes away. Quick access to Deerfoot Trail, Stoney Trail, and Calgary International Airport makes commuting simple

and convenient. Whether you're a first-time buyer, downsizer, or investor, this is a rare opportunity to own one of the best-located units in the complex. Spectacular views, exceptional comfort, and an outstanding location make this home one you won't want to miss.