



**76 Country Village Lane NE
Calgary, Alberta**

MLS # A2327667



\$420,000

Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,306 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 376
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this wonderful 4 bedroom home offering functional living space across three levels in a fantastic family friendly location. The main floor welcomes you with a bright foyer and convenient powder room leading into an open concept kitchen dining and living area perfect for everyday living and entertaining. The kitchen features a walk-in pantry, stainless steel appliances and a breakfast bar for casual dining. The living room boasts sliding glass doors that open onto a balcony overlooking the greenspace beyond. Upstairs you will find a primary suite complete with a 2-piece ensuite and walk-in closet along with a 4-piece main bathroom and two additional bedrooms. The fully finished basement adds even more living space with a spacious recreation room that could be used as a 4th bedroom, a 3-piece bath and a dedicated laundry area. This home also includes a single attached garage plus additional driveway parking. Located just steps from the pond and within walking distance to Vivo for Healthier Generations Notre Dame High School Northern Lights School and Coventry Hills Centre this home also offers easy access to nearby schools including Nose Creek School North Trail High School St Jerome Elementary School and Captain Nicola Goddard School. With quick access to both Deerfoot Trail and Stoney Trail commuting and getting around the city is a breeze. This is a must see home in a truly unbeatable location.