



GRASSROOTS
REALTY GROUP

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2106, 43 Country Village Lane NE
Calgary, Alberta

MLS # A2328784



\$299,999

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Paved, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this updated and bright condo that offers nearly 850 square feet of thoughtfully designed living space in the sought-after community of Country Hills Village. Featuring 2 bedrooms, 2 full bathrooms, a den space, air conditioning, fresh paint throughout, new carpets in the bedrooms, and an open-concept layout with South-facing exposure, this home is perfectly suited for first-time buyers, down-sizers, or investors seeking a low-maintenance lifestyle in a convenient location. Step inside to discover a spacious and functional floor plan where the kitchen, dining, and living areas flow seamlessly together. The well-appointed kitchen offers ample cabinetry, generous prep space, and a convenient breakfast bar, making it ideal for both everyday living and entertaining. The adjacent dining area opens into the bright living room, where a cozy corner fireplace creates a warm focal point. A large sliding glass door fills the space with natural light while providing direct access to the private South-facing balcony that features partial lake views and a natural gas BBQ line - the perfect place to enjoy your morning coffee, host summer barbecues, or unwind after a long day. The spacious primary bedroom serves as a comfortable retreat, complete with a walk-in closet and a private 4-piece ensuite. A second generously sized bedroom and an additional full 4-piece bathroom provide flexibility for guests or roommates. The den offers the perfect space for a home office or additional in-unit storage. Dedicated in-suite laundry adds everyday convenience and functionality. Completing the package is secure titled underground parking and an oversized assigned storage locker, allowing you to enjoy the ease of condominium living without sacrificing practicality. Ideally located just steps from the scenic lake, walking pathways, and playgrounds of Country Hills Village, this

home also offers exceptional access to Country Hills Towne Centre, Superstore, Vivo Recreation Centre, Landmark Cinemas, restaurants, shopping, and the North Pointe Transit Terminal. With quick connections to Deerfoot Trail, Stoney Trail, and Calgary International Airport, this outstanding location combines comfort, convenience, and an exceptional lifestyle in one of North Calgary's most established communities.