



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3206, 10 Country Village Park
Calgary, Alberta**

MLS # A2328892



\$349,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Laminate

Roof: -

Basement: -

Exterior: Brick, Vinyl Siding

Foundation: -

Features: No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 487

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: NA

Welcome to Lighthouse Landing in the heart of Country Hills Village! This beautifully maintained 2-bedroom, 2-bathroom with titled underground parking condo offers of bright, comfortable living space in one of Northwest Calgary's most convenient and picturesque communities. One of the standout features of this home is its peaceful setting. Enjoy your west-facing balcony overlooking beautifully landscaped green space, a tranquil water feature, and views of the community pond. It's the perfect spot to enjoy your morning coffee, unwind after a busy day, or entertain family and friends while taking in the peaceful surroundings. Inside, the open-concept layout is both functional and inviting. The kitchen features stainless steel appliances plenty of cabinet and counter space, and opens seamlessly to the dining and living areas, creating a space that's perfect for everyday living and entertaining. Upgraded laminate flooring and a modern neutral colour palette give the home a fresh, move-in-ready feel. The spacious primary bedroom offers a walk-in closet and private 3-piece ensuite, while the second bedroom and full bathroom provide flexibility for guests, family, or a home office. You'll also appreciate the convenience of in-suite laundry, a heated titled underground parking, and a private storage cage conveniently located beside the parking stall. Living here means enjoying an exceptional lifestyle with scenic walking paths around the lake and every amenity close at hand. You're within walking distance of Country Hills Town Centre, Superstore, Sobeys, restaurants, coffee shops, Landmark Cinemas, medical clinics, banks, and the Vivo Recreation Centre. Commuting is easy with quick access to Deerfoot Trail, Stoney Trail, Country Hills Boulevard, public transit, and Calgary International Airport. Families will appreciate the excellent selection of nearby schools, including

Notre Dame High School, Coventry Hills School, St. Clare School, Northern Lights School and Purple Potamus Preschool , making this an ideal location for buyers at every stage of life. Whether you're a first-time home buyer, looking to downsize, or searching for a fantastic investment opportunity, this home offers the perfect combination of comfort, convenience, and location. Come experience everything this wonderful lakeside community has to offer! Book a private showing today!