



GRASSROOTS
REALTY GROUP

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1207, 151 Country Village Road NE
Calgary, Alberta

MLS # A2329782



\$339,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	993 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 760
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Exceptional 40+ complex in a prime location with outstanding amenities! This highly sought-after, well-managed community features an active Board and a true pride of ownership throughout. Almost 1,000 sq ft, this spacious 1 Bedroom + Den unit is ideally situated in a quiet corner of the complex. The functional open-concept layout includes a large kitchen with eating bar overlooking the living room, ample counter space, pantry, and a separate dining area. The bright living room features a cozy fireplace and large windows with access to the generous deck. The oversized primary bedroom includes a walk-in closet and a 5-piece ensuite with double sinks, abundant cabinetry, and excellent counter space. Additional highlights include 10 ft ceilings, quality carpet underlay, in-suite storage, plus a storage locker conveniently located at the front of the titled underground heated parking stall. Resort-style amenities include an indoor swimming pool, hot tubs, fully equipped fitness room, theatre, billiards/games room open to a dance floor and party space, library, car wash bay, and workshop area in the heated parkade. Beautiful walking paths surround the pond to the south with sitting areas throughout the grounds. Ideally located close to shopping, dining, recreation, VIVO Centre, cinema, and more, with quick access to Deerfoot Trail and Stoney Trail. A fantastic opportunity to enjoy maintenance-free living in a vibrant, amenity-rich community. Get into this desired Community while you can!