



GRASSROOTS
REALTY GROUP

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314, 728 Country Hills Road NW
Calgary, Alberta

MLS # A2331307



\$449,500

Division:	Country Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,175 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 824
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Experience exceptional 55+ living in the highly sought-after Sierra's of Country Hills. From the moment you step inside, you'll be welcomed by a stunning grand lobby featuring soaring ceilings and an elegant staircase. This bright and spacious top-floor condominium offers over 1100 sq. ft. of comfortable living space with a thoughtfully designed layout. Relax in the inviting living room with a cozy gas fireplace, or unwind on the large balcony overlooking the large patio. The functional kitchen provides ample cabinetry including pull out features and counter space, while the adjoining dining area is perfect for entertaining. You'll also appreciate the convenience of in-suite laundry with a washer and dryer. The generous primary bedroom features a walk-in shower and walk-in closet with his and her built ins. The second bedroom/ Den/ Office is complete with French doors and a built-in Murphy bed, making it ideal as a guest room or home office. This home includes two heated underground parking stalls, conveniently located beside the building's car wash. Condo fees cover heat, electricity, and water, along with outstanding amenities including an indoor SALT WATER swimming pool, fitness centre, workshop, craft room, library, games and social rooms, guest suites, and a car wash. Perfectly situated just minutes from public transit, parks, golf courses, shopping, and everyday conveniences, with quick access to Harvest Hills Boulevard, Country Hills Boulevard, and Deerfoot Trail. Enjoy a welcoming community and a carefree lifestyle—this is adult living at its best.