

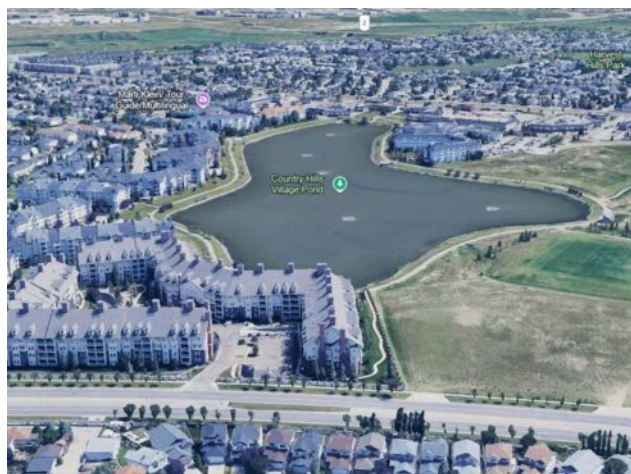


GRASSROOTS
REALTY GROUP

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157 Country Village Manor NE Calgary, Alberta

MLS # A2333563



\$399,000

Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Don't miss this chance to own this beautiful townhouse! LOCATION! LOW CONDO FEES! Welcome to 157 Country Village Manor, a beautifully updated 3-bedroom townhouse in the heart of the sought-after Country Village Manor complex. Owned and proudly maintained by the second owner for over 11 years. Home Highlights: Two titled parking stalls conveniently located right at your front door. Large covered front porch perfect for a morning coffee or evening relaxation! Entire home (main, upper, and basement) upgraded with wood flooring - modern, durable, and easy to clean. Freshly painted top to bottom throughout with new LED light fixtures featuring remote-controlled 4 color settings (cool white, warm yellow, etc.). Upgraded electrical outlets & switches for a polished, modern look. Well-designed kitchen with maple cabinets, stainless steel appliances, raised breakfast bar, generous pantry, and breakfast nook. Sliding patio doors lead to a private deck with natural gas BBQ hookup, perfect for summer grilling. Upstairs have a huge master bedroom with a walk-in closet and cozy office nook. Two additional good-sized bedrooms and a 4-piece bathroom complete the upper level. Additional Features include: Partially finished basement—ready for your personal touch. Well-managed condo board with excellent health and a strong reserve fund. Steps to the beautiful 1-mile-long Country Hills Storm Pond, ideal for morning walks or peaceful evenings. Unbeatable Location: Walk to Vivo Rec Centre, Superstore, Sobeys, restaurants, schools, library, Landmark Cinemas, parks, playgrounds and lots of schools are nearby. Minutes to major roads: Stoney Trail, Deerfoot Trail, Beddington Trail. Close to 301 Bus Line. 15 minutes to CrossIron Mills, and YYC International Airport. Only 20 minutes to Downtown. This is more than just a townhouse—it's a smart

investment in a vibrant, established neighborhood with everything at your doorstep. Don't miss out—this one checks every box!
Book your showing today.