



GRASSROOTS
REALTY GROUP

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17 Country Village Circle NE
Calgary, Alberta

MLS # A2333585



\$399,750

Division:	Country Hills Village		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,184 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Off Street, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: Video Projector & Screen

****END-UNIT SPECIAL!**** Cruising into this QUIET family neighbourhood, you begin to have HOPE. Turning into the SERENE community of NEWPORT LANDING, your heart skips a beat. Could this be THE ONE? Coasting to a stop in front of this RARE END UNIT, you immediately notice its PREMIUM location surrounded by MATURE TREES and GREEN SPACE. EXTRA WINDOWS flood the home with NATURAL LIGHT, creating a BRIGHT, OPEN feeling you'll appreciate every day. Stepping through the front door, you're welcomed by a COMFORTABLE living room centred around a WARM gas fireplace—the perfect place to unwind after a long day. Turning toward the BRIGHT kitchen, you imagine preparing family meals while remaining connected to everyone gathered in the adjoining dining and living areas. Just off the kitchen, the CONVENIENT main-floor powder room is perfectly located for family and guests. Step outside onto your PRIVATE PATIO, where MATURE SPRUCE TREES create a PEACEFUL outdoor retreat overlooking GREEN SPACE and WALKING PATHS. Picture yourself enjoying your morning coffee or relaxing with friends on warm summer evenings. Upstairs, the PRIVATE primary retreat features its own ensuite and walk-in closet, while two additional BRIGHT bedrooms and another full bathroom provide plenty of room for family or guests. As a RARE END UNIT, you'll enjoy EXTRA WINDOWS, MORE NATURAL LIGHT, and added PRIVACY that few homes in the complex can offer. For added PEACE OF MIND, the HIGH-EFFICIENCY FURNACE was REPLACED LAST YEAR, helping reduce future maintenance concerns while keeping heating costs efficient for years to come. All this can be yours for just \$19,987.50 down & \$1,969.80/month (O.A.C.). Book your PRIVATE SHOWING today and make this the season you come home

to COMFORT & STYLE!