



GRASSROOTS
REALTY GROUP

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304, 728 Country Hills Road NW
Calgary, Alberta

MLS # A2333750



\$359,900

Division:	Country Hills		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	894 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Tile	Condo Fee:	\$ 651
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions:	N/A
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A rare opportunity to enjoy resort-style living in a vibrant 55+ community. This 2 bedroom, 2 bathroom condo offers unique combination of soaring vaulted ceilings, an open concept floor plan offering 900 sq ft of living space, lots of storage space including in the laundry room, hardwood floors, nice size living room with cozy gas fireplace and an abundance of natural morning sunlight streaming through the oversized windows. The spacious kitchen offers ample cabinetry and work space, making meal preparations and entertaining pleasant. The generous primary suite includes a full ensuite, large closet, while the second bedroom and full bathroom are perfect for guests or home office. Step onto your private balcony and enjoy your morning coffee while taking in the park-like setting. This home also includes TWO heated underground parking stalls and a private storage locker. Well-managed complex with outstanding selection of amenities including an indoor swimming pool/hot tub, fitness center, woodworking shop, games room with pool tables, shuffleboard, library, crafts room, social and banquet rooms, Guest room on each floor for rent (depending availability), comfortable lounge with fireplace, beautifully landscaped terrace for summer gatherings, car wash and lots of visitor parking. Conveniently located close to shopping, restaurants, medical services, transit, golf, walking paths, everything you need just minutes away. Live your independent, healthy and happy life right here in this amazing community!!! A perfect place to call it your home!!!