



**GRASSROOTS**  
REALTY GROUP

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**3407, 10 Country Village Park NE  
Calgary, Alberta**

**MLS # A2333796**



**\$349,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Country Hills Village              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 844 sq.ft.                         | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                |                   |                 |
|--------------------|------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard                                      | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Vinyl Plank                                    | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                              | <b>Condo Fee:</b> | \$ 487          |
| <b>Basement:</b>   | -                                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                              | <b>Utilities:</b> | -               |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home |                   |                 |

**Inclusions:** Front wardrobe closet, Murphy bed, and bbque

Immaculate top floor unit with west facing balcony overlooking water feature and beautiful grounds with partial lake view! Located in the highly popular LIGHTHOUSE LANDING from Cardel on the shores of a 20 acre lake in Country Hills Village. This well laid out 2 bedroom + den unit, has 2 full baths, 9ft ceilings, new LVP flooring throughout, fresh paint, and a new stove and dishwasher. The layout is perfect, with the bedrooms and bathrooms on opposite sides, giving you extra privacy. The primary bedroom has a walkin closet and a 4pce ensuite. The second bedroom has a builtin Murphy bed and has the other 4pce bath right next to it as well as the insuite laundry. The flexible den currently has a large wardrobe cabinet that is included and great for storage. The private west facing balcony overlooks beautiful manicured grounds and water feature and has a gas line and a bbque included. The building is very well looked after and has 2 elevators for your convenience. This unit comes with titled underground parking #1010 as well as a storage locker #3407. Pets are by approval. Enjoy the active lifestyle living here provides, with a morning jog or an evening stroll on the 1.5km paved path around the lake. Great location close to Country Hills Centre, Superstore, Vivo Rec Centre, Landmark Cinemas and numerous shops and restaurants. You also have quick access to Deerfoot Trail and Stoney Trail as well as the airport.