

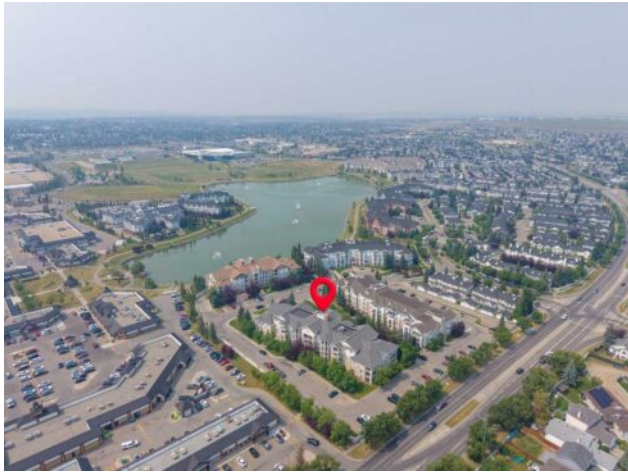


GRASSROOTS
REALTY GROUP

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56V, 17 Country Village Bay NE
Calgary, Alberta

MLS # A2335212



\$275,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	970 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 790
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None.		

Welcome to this bright, SW facing corner unit in Country Hills Village, where thoughtful upgrades and exceptional storage make everyday living easy. This 2 bedroom, 2 bathroom main level home offers 970 square feet of well laid out living space, freshly painted and ready to move in. The corner position brings in natural light from two exposures, and the large patio is the perfect spot to enjoy morning coffee or unwind after work. Storage will never be a concern here. Beyond the generous in unit storage room, you get a lockable storage room right on the patio, plus an oversized storage space in front of your underground parking stall. Add the titled underground parking and you have a home built for real life, whether that means bikes, seasonal gear, or a growing family's extra stuff. This well managed building is close to shopping, parks, and easy access to Stoney Trail and Deerfoot, making daily errands and commutes simple. A smart, low maintenance option for first time buyers, downsizers, or investors. Book your showing today.