

**2345, 151 Country Village Road NE  
Calgary, Alberta**

**MLS # A2168798**



**\$359,900**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, 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>	\$ 614
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** N/A

Welcome to "Country Estates on the Cove", the luxurious adult living (40+) complex located in Country Hills Village adjacent to the walking pathway around a large pond. This 1 bed + den, 1 bath apartment condo features 887 sq. ft., 9' ceilings, and a recently renovated spacious open floor plan including quartz countertops, new paint & light fixtures, and luxury vinyl plank flooring throughout. The south-facing living and dining areas are enhanced by an electric fireplace and a separate french door (with phantom screen) which opens out to a private balcony facing the inner courtyard gardens & water feature. The kitchen is equipped with newer stainless steel appliances and includes a corner pantry and a moveable center island offering plenty of storage space. The primary bedroom is generously sized with a ceiling fan and walk-in closet and the den can easily be converted into a 2nd bedroom. The bath includes a large walk-in shower and quartz vanity countertop. The laundry features a newer pedestal washer & dryer and storage cabinets. Enjoy summer comfort with air conditioning and benefit from a secure titled underground parking stall and storage room. Amenities in this complex abound: large foyers, extensive libraries, party rooms, guest suites, craft room, workshop, bowling alley, theatre, indoor swimming pool, fitness center, car wash bays, outdoor gazebo picnic area, and visitor parking. Close to Vivo Centre, shopping, restaurants, and transit. Don't miss this chance!