

**208, 120 Country Village Circle NE**  
**Calgary, Alberta**

**MLS # A2173899**



**\$359,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Country Hills Village              |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 849 sq.ft.                         | <b>Age:</b>   | 2008 (16 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 534 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | Note: Stove + dishwasher + dryer (as - is)   |                   |        |

**\*\* ALERT Hot New Weekend Price - \$359,900 \*\*** West facing LAKE VIEWS and located in the highly sought-after community of Country Village, you will discover a lovely upgraded, bright and beautiful 2 Bedroom, 2 Bath plus 2nd floor model with west facing views - Immediate Possession!! This home is located in the Reflections building, ideally within walking distance to terrific amenities outside your door - Live healthy with an unrivaled community experience, from work to working out, dining to shopping, studying to a movie night. New urbanity, Country Village reflects the values of the people who choose to live, work, play, learn, settle & thrive. Bonus: MOVE IN NOW! Titled indoor parking, 12' x 6.5' balcony with glass railing. Value Added features &ndash; Check and Compare; 848 RMS sq. ft. of living space. Nice and cozy extras... modern white painted casings, doors & baseboards, convenient laundry with storage & stacked washer/dryer. Upgraded shaker Maple Kitchen cabinets doors with tall uppers + cabinets + lots of countertop space, dual basin stainless steel sink, full height tile backsplash, pull-out kitchen faucet, island with flush eating bar, and room to sit 2. Enjoy all Reflections offers with a well-maintained home reflecting fantastic value! With quick access to Country Hills BLVD, Stony Trail, and Deerfoot, this home is an ideal choice&mdash;a small, Pet-Friendly Complex with Board Approval. Call your friendly REALTOR(R) to book a viewing!