

**1216, 151 Country Village Road NE  
Calgary, Alberta**

**MLS # A2203506**



**\$449,900**

<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>	1,048 sq.ft.	<b>Age:</b>	2004 (21 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	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 710
<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>	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this spacious 1,048 sq. ft. condo in the sought-after Country Estates on the Cove! The best you can find in the complex, with the view of the big Park and open view to the West. This 2-bedroom, 2-bathroom unit features an open-concept floor plan with 9 foot ceiling. Living and Dining Room with Gas fireplace, open kitchen with solid Maple kitchen cabinets. The Primary Bedroom boasts a walk-through closet leading to a private 5-piece ensuite with a double vanity and a soaking tub. The second Bedroom also has a walk-through closet, offering excellent storage and functionality. A Full Bathroom and a dedicated Laundry Room with built-in shelving complete the unit. Enjoy the comfort of an underground titled parking with an assigned storage unit, and a car wash bay. This 40+ adult community is packed with top-tier amenities, including a fitness center, indoor pool, hot tub. The Recreation room comes with pool tables, board games, lounge areas, bowling alley and a dance floor. Additional building perks include a library, woodworking shop, and guest suites on each floor. A social committee organizes dinners, card games, and seasonal events, fostering a lively and engaging community. Condo fee includes all utilities, providing worry-free living! Located near shopping, parks, and walking paths, with easy access to Deerfoot Trail, Stoney Trail, minutes from the airport, transit, and restaurants. Book your showing today!