

**5 Country Village Landing NE
Calgary, Alberta**

MLS # A2253299



\$379,900

Division: Country Hills Village

Type: Residential/Other

Style: 2 Storey

Size: 1,304 sq.ft. **Age:** 1999 (27 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Single Garage Detached

Lot Size: 0.04 Acre

Lot Feat: Back Lane, Back Yard, Front Yard

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 453

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: DC (pre 1P2007)

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: none

The Sundancer model at Newport Landing. 1274 ft2 above grade living space (measured using RMS standards), plus another 578f2 of undeveloped basement space allows for room to grow! Conveniently located laundry adjacent to the two large bedrooms up, each with its own walk-in closet plus 4 piece bath! Large living room and kitchen open to dining room plus 2 piece bath round off the main floor. The undeveloped basement has the inklings of a design but still easily rebooted with your own plan for a family room, 3rd bedroom and another bath at the roughed in stage. Hi efficiency furnace has had all accessible ductwork sealed at the joints to prevent hot air leaks - improving the comfort of the home. Roughed-in vacuum system is ready for a canister and attachments. Off the back door is a south facing deck, and yard. A single detached garage provides secure, snow free parking. Close to shopping, pubs, coffee shops and movie theatres. Easy access to major arteries.