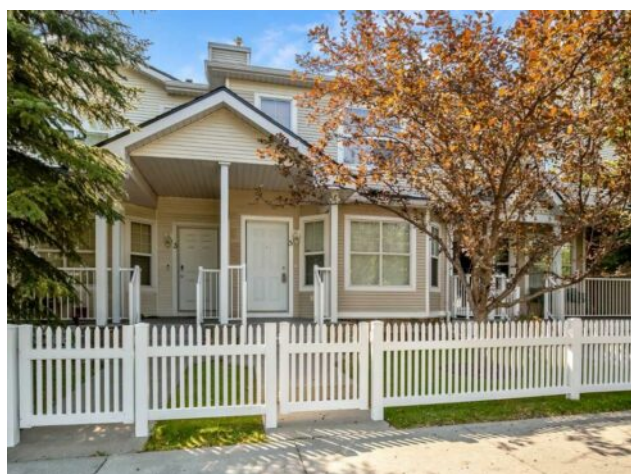


### 5 Country Village Landing NE Calgary, Alberta

MLS # A2253299



# \$398,668

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 453
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 it's 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.