

105, 17 Country Village Bay NE  
Calgary, Alberta

MLS # A2268251



## \$299,000

<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>	845 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Plug-In, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 627

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** DC (pre 1P2007)

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)

**Inclusions:** N/A

Bright, newly painted Country Hills Village condo! This ground-level 2-bedroom, 2-bathroom unit offers almost 845 sq. ft. of open living space with a spacious kitchen, raised breakfast bar, and dining area. The living room opens to a covered concrete patio with easy outdoor access and a grassy area &mdash; no elevators needed. Recently upgraded luxury vinyl plank flooring throughout, primary suite with walkthrough closet and ensuite, in-suite laundry, and ample storage. Two assigned side-by-side energized parking stalls. Condo fee includes all utilities, even electricity! Steps to the 22-acre lake, schools, shopping, restaurants, and transit. Easy access to Deerfoot Trail, Stoney Trail, and the airport. Affordable comfort in a prime location!