

322 Country Village Cape NE
Calgary, Alberta

MLS # A2273490



\$379,900

Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,207 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 312
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: alarm system hardware

Maintenance-free living is waiting here for you in this fantastic townhome in NEWPORT LANDING…Rockford Developments popular condo project in Country Hills Village. Available for quick possession, this spacious storey enjoys a bright & welcoming floorplan, 2 bedrooms & 2.5 bathrooms, attached single garage & backyard concrete patio. This wonderful home features a dynamite living room with access to the backyard, open concept dining area & maple kitchen with raised eating bar, loads of cabinets & the black appliances from Whirlpool. Upstairs there are 2 great-sized bedrooms – both with walk-in closets, & 2 full bathrooms; the ensuite in the primary bedroom has a walk-in shower & built-in shelving. The lower level – with laminate floors, is finished with a big rec room, laundry with washer & dryer, roughed-in bathroom plumbing plus plenty of space for storage. The monthly condo fees include taking care of both grass cutting & snow shoveling…yay! Location is prime with the 20acre community lake within walking distance, with its winding trails, seating area & wide open parks. Only minutes from your doorstep is the Vivo Centre (library, arena, aquatics, fitness & more), Notre Dame High School, Landmark Cinemas & a wide variety of restaurants, retail, big box stores & services. And quick access to Country Hills Blvd & Stoney/Deerfoot Trails means downtown, Cross Iron Mills, all area amenities & the airport are all within easy reach. Simply perfect for the first-time home owner, young family or as investment…you won’t want to miss out!