

84 Country Village Manor NE Calgary, Alberta

MLS # A2214318



\$419,000

Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home

Water:	-
Sewer:	-
Condo Fee:	\$ 344
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Welcome to 84 Country Village Manor NE – A Stylish and Spacious Townhome in the Heart of Country Hills Village. The owner has recently upgraded this home with beautiful new luxury vinyl plank flooring on the main level and a full professional repaint, giving it a fresh and modern feel throughout. This well-maintained 3-bedroom, 2.5-bath townhome with an attached garage is nestled in the vibrant, family-friendly community of Country Hills Village. From the moment you step inside, you’ll appreciate the thoughtful layout and bright, open main floor—featuring a sunlit living area, a functional kitchen with plenty of cabinetry and a raised breakfast bar, and a cozy dining space that’s perfect for everyday meals or entertaining. A convenient half-bath rounds out the main floor, while the south-facing backyard ensures an abundance of natural light throughout the day—ideal for energy savings and creating a warm, inviting atmosphere. One of the standout features of this unit is its premium location: it does not back onto another townhouse, offering rare privacy and a greater sense of space. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary suite with its own private 4-piece ensuite. A second full bathroom serves the additional bedrooms, making this layout perfect for families, roommates, or guests. The attached single garage offers secure parking and extra storage, while condo fees take care of snow removal, exterior maintenance, and landscaping—making for an easy, low-maintenance lifestyle. Enjoy the best of Country Hills Village living: scenic walking paths, peaceful ponds, and community parks are just steps from your door. You’re also minutes from major shopping, the VIVO Rec Centre, Country Hills Library, Landmark Cinemas, schools, public transit, and more. With quick access to Stoney

Trail, Deerfoot Trail, and Calgary International Airport, this is a commuter’s dream. Whether you’re a first-time buyer, a growing family, or an investor seeking a turn-key property, 84 Country Village Manor NE offers outstanding value in one of Calgary’s most welcoming and convenient neighbourhoods.