

## 42 Country Village Villas NE Calgary, Alberta

**MLS # A2216036**



# \$424,800

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,388 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 344
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Garage Opener, Microwave Hood Cover, Curtain Rods, Garage Shelves

Welcome to 42 Country Village Villas. This stunning END UNIT townhome offers amazing value and is packed with UPGRADES you are going to LOVE like AIR CONDITIONING, HARDWOOD floors, water softener system, GRANITE countertops, stainless steel appliances, an oversized ATTACHED GARAGE + MUCH, MUCH MORE!! Step into a bright OPEN CONCEPT main floor which offers one of the BEST LAYOUTS in the complex. The spacious kitchen is complete with full height cabinetry, tile backsplash, rollout shelf pantry and a large Granite Island that opens up into the living area which is highlighted with a gas fireplace and bright dining Nook that opens onto a rear deck which is the perfect place for family barbecues. Upstairs you will find 2 MASTER SUITES both with ENSUITE bathrooms and oversized WALK IN closets with upgraded built-in organizers. The basement offers a perfect design for future development which can include a third bedroom, second living room area & another full bathroom. Located in a quiet complex only minutes from schools, shopping, restaurants with easy access onto many main roads including Stony and Deerfoot trail, Country Hills Boulevard and you are only minutes to YYC International airport. If you have been looking for true value for your money then the wait is over!! Pack your bags and book your showing today.