92 Country Village Lane NE
Calgary, Alberta

MLS # A2211311

$428,000

Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,320 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 344
Basement:	Finished, Full, Partially Finished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Attention first-time buyers and savvy investors! This beautiful and well cared for 2-storey townhouse in the sought-after community of Country Hills Village offers exceptional value and smart design. Featuring two spacious primary bedrooms, each with its own 4-piece ensuite, this layout is perfect for having roommates, entertaining guests, or rental flexibility. The bright main floor boasts hardwood floors, a large living area, cozy dining nook, and a stylish U-shaped kitchen with black appliances, eating bar, and a large pantry. Enjoy the bright backyard, just steps from the playground and the convenience of an attached single garage—a must for Calgary winters. The basement has a large bedroom and well started bathroom awaiting your finishing touches. Ideally located near a scenic pond, schools, parks, shopping, VIVO Rec Centre, and transit, plus quick access to Deerfoot, Stoney Trail, and the airport. Whether you're looking for your first home or a solid rental property, this one checks all the boxes!