

**5209, 69 Country Village Manor NE**  
**Calgary, Alberta**

**MLS # A2304268**



**\$310,000**

<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>	839 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 487
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** N/A

Welcome to Lighthouse Landing in the heart of Country Hills Village, where low-maintenance living meets everyday convenience. Just steps from the pond and walking paths, this beautifully refreshed 2-bedroom, 2-bathroom condo with a DEN offers the kind of lifestyle buyers are looking for - easy, comfortable, and connected. Inside, the bright open-concept layout is designed for both everyday living and entertaining, featuring NEWER kitchen cabinets, STAINLESS STEEL appliances, a tiled backsplash, raised eating bar, newer LVP flooring, NEW CARPET in the bedrooms, and FRESH PAINT throughout. The spacious living area opens to a covered balcony with a BBQ gas line, creating the perfect spot to unwind at the end of the day. The thoughtful layout offers great privacy, with the primary bedroom featuring a WALK-IN CLOSET and PRIVATE ENSUITE, while the second bedroom and full bath are ideally positioned for guests, roommates, or family. The DEN adds flexibility for a home office, study area, or extra storage. Titled UNDERGROUND PARKING, a STORAGE LOCKER, and in-suite laundry add everyday practicality. All this in a well-managed complex just minutes from shopping, restaurants, Superstore, Vivo, Landmark Cinemas, transit, Deerfoot Trail, Stoney Trail, and the airport.