

3110, 10 Country Village Park NE
Calgary, Alberta

MLS # A2322595



\$369,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	879 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

SOUTH EXPOSURE | LAKE/POND LIVING | 2-BED | 2-BATH | TITLED UNDG HEATED PARKING | 878.71 S.FT Welcome to Country Hills Village, where lakefront living meets unbeatable convenience. This immaculate 2-bedroom, 2-bathroom main-floor END-UNIT offers 878.71 sq. ft. of bright, open-concept living space & is one of the most desirable floor plans in the building. With stunning south-facing lake views with direct views from your concrete patio perfect for BBQ's & entertaining. This home offers a lifestyle that's hard to beat. The spacious living area is flooded with south exposure natural light & seamlessly connects to a well-appointed kitchen featuring rich maple cabinetry, granite countertops, a peninsula eating bar, & stainless steel appliances. The primary bedroom overlooks the lake & includes a walk-in closet & private ensuite. Additional features include hardwood flooring, in-suite laundry, a storage room, heated underground TITLED parking stall & a private storage cage. Location is everything, & this property delivers. You're just minutes from major shopping plaza's: Country Hills Town Centre, Coventry Hills Centre, Home Depot, Super-Store, Co-op, Safeway, restaurants, medical clinics, fitness facilities, banking, retail shopping & everyday essentials. Families will appreciate the proximity to excellent schools, including: Notre Dame High School ‐ 1.2 km | Coventry Hills School ‐ 2.3 km | St. Clare School ‐ 2.4 km | Northern Lights School ‐ 2.8 km | Purple Potamus Preschool Country Hills ‐ 1.5 km. Commuters will love the easy access to Deerfoot Trail, Stoney Trail, public transit & the Calgary International Airport. With nearby bus routes, shopping within walking distance & miles of scenic pathways surrounding the lake, this location offers an exceptional balance of

convenience & lifestyle. Whether you're a first-time buyer, downsizer, or investor, this is an incredible opportunity to own a LAKE/POND home in one of Calgary's most sought-after communities. Steps to the lake, pathways, parks, Vivo Recreation Centre, Superstore, Sobeys, Landmark Cinemas, restaurants, coffee shops, medical services, banks & every amenity you need.