

3301, 10 Country Village Park NE Calgary, Alberta

MLS # A2336226



\$379,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	940 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bidet, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: N/A

Opportunity knocks! It is rare to find one of the largest 2-bedroom end units in the entire Lighthouse Landing area currently for sale, offering extra privacy, generous living spaces, and one of the largest balconies in the complex. The spacious balcony features a gas line for your BBQ and offers a beautiful lake/pond view. This spacious home features 2 generous bedrooms, a den/flex room ideal for a home office which its very rare to find in the area, and 2 full bathrooms. The primary bedroom includes a walk-in closet and private ensuite. The unit has also received several recent updates within the past year, including new quartz countertops in the kitchen and bathrooms, an enlarged kitchen island, new kitchen stainless-steel appliances, and high-quality carpet. Additional features include hardwood and tile flooring, and convenient in-suite laundry. One of the unit's great advantages is its convenient location close to the elevator, making access to and from the unit easy, while being positioned far enough away to avoid the noise and traffic typically associated with being directly beside the elevator. The property also includes titled heated underground parking, with the parking stall conveniently located close to the building entrance, making it especially easy to access your vehicle and bring groceries or other items into the building. A private storage locker is also included. Enjoy the convenience of having numerous amenities within walking distance, including restaurants, shopping, schools, parks, Superstore, Vivo, Calgary Transit, and the Country Village community pond. The lake is just a 2-minutes walk from your door, while the main bus terminal is approximately a 10-minute walk away. For commuters, the location offers easy access to Deerfoot Trail, Stoney Trail, and Beddington Trail, making travel throughout Calgary quick and convenient. A spacious

and private corner end unit with a huge balcony, beautiful lake view, recent upgrades, convenient elevator access, underground parking close to the entrance, and an excellent location—this is a home you don't want to miss!