

4408, 31 Country Village Manor NE Calgary, Alberta

MLS # A2344519



\$319,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas, Radiant	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 487
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Elevator		

Inclusions: all window coverings.

TOP FLOOR PREMIUM 2 bedroom (plus den), 2 bathroom condo with 9-foot ceilings and AIR CONDITIONING—so FULL OF UPGRADES it may just be the nicest unit in the entire Lighthouse Landing development. Features include hardwood floors, extensive maple hardwood kitchen cabinetry with abundant pot drawers, granite countertops, under-cabinet lighting, a stunning tile backsplash, stainless steel appliances, and a breakfast bar. The beautifully upgraded bathrooms feature high-end finishes, a corner fireplace adds warmth and ambiance, closet organizers maximize storage, and high-end laundry appliances complete this exceptional home. Conveniently located in a highly desirable neighborhood within walking distance to shopping, schools, and the rec centre, this home is adjacent to one of the area's top ponds with beautiful year-round walking paths. Additional features include a heated underground parking stall and a storage unit on the parkade level. Book a private viewing for this stunning condo at your convenience.