

\$499,900 - 1234, 151 Country Village Road Ne, Calgary

MLS® #A2123005

\$499,900

2 Bedroom, 2.00 Bathroom, 1,356 sqft

Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

Former show suite in this amazing complex is being offered for the first time by the original owners. A bright home with lots of natural light is designed to maximize space utilization, creating a splendid comfortable home. Well-appointed and well maintained, it features 9' knockdown ceilings, large windows that open at the top for comfortable natural air flow, engineered hardwood floors, central air conditioning, and in-suite laundry. As you enter, take note of the spacious foyer with room for a seat and convenient entrance closet. Step forward and check out the kitchen with ample wood cabinets, corner pantry and breakfast bar. The dining room offers the flexibility to extend the table for larger gatherings. A living room that is elegant and inviting has an abundance of natural light and a cozy electric fireplace with circulating fan. The breakfast nook is located close to the kitchen and living room for those casual meals. At one end is the oversized primary bedroom with sitting area, 3-piece ensuite and walk-in closet. On the other side the second bedroom/den is a great space to work read or relax. It is totally functional as a bedroom with a private entrance to the main bath. There are extra cabinets in the bath and laundry rooms. Bathrooms are equipped with timers on the fans for better humidity control. The washer/dryer and freezer were new in 2023 and a new air conditioning coil for the unit was installed last year. Location is very important and this unit has a great one on the south east



side with a great view of the lake and a water feature below. It is located in a wonderful complex with an amazing number of amenities. Check out the photos to get an idea of the options available to you. Name your activity of interest and you will likely find it here. Most of the residents are long-term and wonderful relationships have developed through shared interests. The building is well insulated between floors with cement in the floor composition. Parkade ramps and cement pads at main doors are heated for your safety. The 1000 buiding provides 3 elevators and 3 garbage shuts and rooms for your convenience. A titled heated parking stall is located close to an elevator. This complex is beautifully landscaped with trees, shrubs, water features, sitting areas, walkways and paths. There is every opportunity to enjoy the outdoors in a magnificent area. If you are looking for a change in pace and lifestyle, this 40 plus complex awaits your arrival.

Built in 2004

Essential Information

MLS® #	A2123005
Price	\$499,900
Sold Price	\$500,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,356
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1234, 151 Country Village Road Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5X5

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Indoor Pool, Party Room, Recreation Facilities, Secured Parking, Spa/Hot Tub, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	Central Air, Rooftop
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Electric, Living Room, Mantle
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Tile
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	April 18th, 2024
Days on Market	1
Zoning	DC (pre 1P2007)
HOA Fees	105.00
HOA Fees Freq.	ANN

Listing Details

Listing Office Royal LePage Benchmark

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