

\$499,999 - 30 Country Village Landing Ne, Calgary

MLS® #A2173504

\$499,999

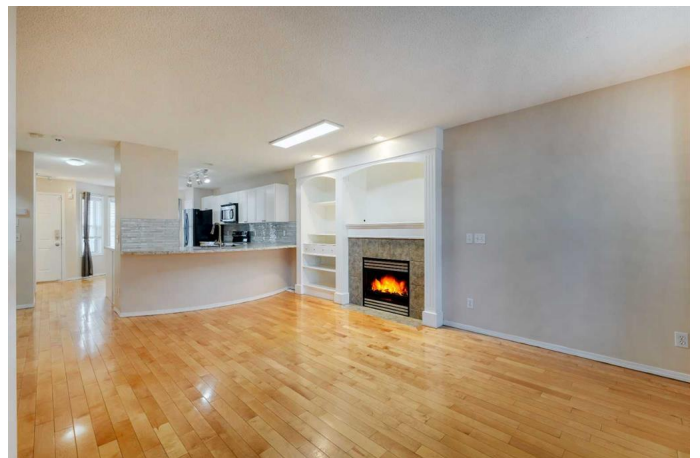
4 Bedroom, 4.00 Bathroom, 1,324 sqft

Residential on 0.06 Acres

Country Hills Village, Calgary, Alberta

Open house Nov 10th 12:00pm - 2:00pm!

Welcome to 30 Country Village Landing, upon arriving you will notice the beautiful cul-de-sac that is tree lined and don't forget to take in the lake and parks right across the street from your new front door. While strolling up the front sidewalk you will be sure to see the fenced front yard, semi wrap around porch with composite decking and large windows that this end unit property offers. When entering through the front door (equipped with keyless entry), you can't help but notice the open concept of the main floor which has everything and more. The Living Room is accented with hardwood flooring, elegant built-in shelving and a gas fireplace topped with a mantel for all your beautiful family memories. Walking into the kitchen you will see ample cupboards, counter space with new countertops, sink, garburator and touchless faucet. The kitchen also has a pantry, dining area, upgraded fridge, and a new stove. This level is all topped off with a 2 pcs bathroom and back door that walks out to the delightful backyard. Taking the tour upstairs you will find 3 bedrooms all with large ceiling fans and two bathrooms. The primary bedroom has an upgraded 4 pcs en-suite, and a huge walk-in closet with built-in organizers and yes, this room also has a built-in wardrobe so you will always have enough room for all your outfits. The second bathroom is a 4pcs with a large linen closet. Continuing the tour downstairs to the fully finished basement completed with a large



bedroom, 3 pcs bathroom, living room with a wet bar and cabinetry, and two storage rooms. Before finishing the tour take in the sunshine and check out the amazingly cute, fenced backyard with a porch (New railings and composite flooring), stone patio and a detached garage with access from the paved laneway. This gorgeous, attached home is located just a few min walk along beautiful paths which take you to all the amenities that Country Hills Town Center has to offer. Don't miss out on this perfect opportunity to make this house your home!!

Built in 1999

Essential Information

MLS® #	A2173504
Price	\$499,999
Sold Price	\$488,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,324
Acres	0.06
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	30 Country Village Landing Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5K1

Amenities

Amenities	None
Parking Spaces	1
Parking	See Remarks, Single Garage Detached

Interior

Interior Features	See Remarks, Walk-In Closet(s), Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Vinyl Windows, Open Floorplan, Pantry, Storage, Wet Bar
Appliances	Dryer, Garage Control(s), Refrigerator, Washer, Dishwasher, Electric Oven, Electric Stove, Garburator, Humidifier, Microwave Hood Fan, See Remarks, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Irregular Lot, Lawn, Landscaped, Private, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
Date Sold	December 6th, 2024
Days on Market	50
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.