

\$425,000 - 66 Country Village Villas Ne, Calgary

MLS® #A2178170

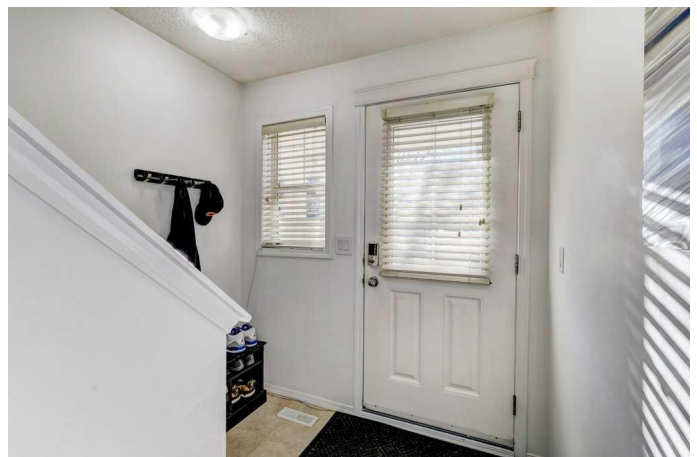
\$425,000

3 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 0.03 Acres

Country Hills Village, Calgary, Alberta

Welcome to this well-maintained, affordable 3-bedroom home in the highly sought-after Lighthouse Landing complex! With over 1,300 square feet of open-concept living space, this property offers a comfortable layout perfect for families and entertainers alike. Enjoy a spacious main floor featuring a bright living area that opens onto a preserved wood deck, ideal for BBQs and relaxation, with scenic views backing onto greenspace. The kitchen and dining area seamlessly connect, creating a versatile, inviting space. The Raised Eating Bar is great for entertaining or serving your Gourmet treats when entertaining. Full Appliance package with a Over the Range Microwave and new Moen touchless Faucet complete the Kitchen. This home includes a full bathroom, a convenient half bath, and roughed-in plumbing for a bathroom in the basement—ready to develop along with additional bedrooms or a rec room for even more living space. Features like a single attached garage, additional driveway parking, and visitor parking just steps away add convenience. Recent upgrades include a 2023 hot water tank and furnace maintenance, ensuring peace of mind for years to come. Lighthouse Landing is a pet-friendly complex within walking distance of shops, restaurants, parks, transit, and schools. Residents also enjoy a pond with roughly 1km of walking/biking paths around it, a playground, and scenic green spaces throughout the community. Country Hills was once known for



having the most Retail Shops in one community so Don't miss your chance to own in this desirable location!

Built in 2007

Essential Information

MLS® #	A2178170
Price	\$425,000
Sold Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,306
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	66 Country Village Villas Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 0L7

Amenities

Amenities	Visitor Parking, Parking, Playground, Trash
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Bathroom Rough-in, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Window Coverings, Dryer, Electric Stove,

	Freezer, Garage Control(s), Microwave Hood Fan, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Playground
Lot Description	Backs on to Park/Green Space, Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2024
Date Sold	November 24th, 2024
Days on Market	16
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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