

**113 COUNTRY VILLAGE Lane, Calgary T3K 0E8**

MLS®#: **A2141771** Area: **Country Hills Village** Listing **08/13/24** List Price: **\$435,000**  
 Status: **Active** County: **Calgary** Change: **-\$14k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **1,463 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,309**  
 Low Sqft:  
 Ttl Sqft: **1,309**

DOM

**36**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (1 2)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Few Trees,Lawn,Landscaped,Rectangular Lot**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Laminate,Linoleum**  
 Sewer: Ext Feat: **Lighting,Playground** Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`3" x 5`9"	Living Room	Main	17`4" x 12`4"
Kitchen	Main	8`1" x 8`8"	Entrance	Main	7`2" x 8`2"
2pc Bathroom	Main	4`9" x 5`4"	Bedroom	Second	8`6" x 11`7"
4pc Bathroom	Second	4`11" x 9`9"	Bedroom - Primary	Second	10`8" x 13`2"
2pc Ensuite bath	Second	2`8" x 8`4"	Walk-In Closet	Second	8`3" x 7`5"
Bedroom	Second	8`6" x 12`11"			

Legal/Tax/Financial

Condo Fee:  
**\$344**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0613782**

Remarks

Pub Rmks: **Well Maintained 3 Bedroom Townhouse built by Cardel in the sought after community of Country Hills Village. This townhouse has over 1300 sq feet and is perfect for first time home buyers or investors. The main floor has an open concept kitchen with pantry and raised breakfast bar. Dining area and living room has large window and sliding patio door which allow tons of natural light. Upper level feature a master bedroom with walk-in closet and 2-pc ensuite bathroom. 2 additional bedrooms and functional 4-pc bathroom completes the upper level. Unfinished basement has laundry area and awaits for your imagination for future development with bathroom roughed-in. You can store additional items and park you vehicle in the single attached garage for security and convenience. This home is situated in a quiet neighborhood with proximity to restaurants, shopping, walking path, playground, school, etc. Short drive to Vivo, Cross Iron Mills, T & T supermarket. You will be amazed at this beautiful townhouse has to offer. Do not delay and book your private showing today.**

Inclusions:  
Property Listed By: **N/A**  
**Realty Link Management.Services Ltd.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**