



THE
A-TEAM

**RE/MAX
FIRST**

30 COUNTRY VILLAGE Landing, Calgary T3K 5K1

MLS®#: **A2153140** Area: **Country Hills Village** Listing Date: **07/26/24** List Price: **\$509,900**
Status: **Pending** County: **Calgary** Change: **-\$20k, 17-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary** Finished Floor Area
Year Built: **1999** Abv Sqft: **1,327**
Low Sqft:
Lot Sz Ar: **228 sqft** Ttl Sqft: **1,327**
Lot Shape:

DOM

54
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard**
Park Feat: **Single Garage Detached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,No Smoking Home,See Remarks,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`0" x 11`6"
Dining Room	Main	8`0" x 7`5"
Laundry	Main	4`6" x 2`11"
Bedroom - Primary	Upper	11`7" x 10`2"
4pc Ensuite bath	Upper	7`3" x 4`11"
Bedroom	Upper	9`4" x 8`2"
Family Room	Basement	10`11" x 9`7"

Room	Level	Dimensions
Kitchen	Main	12`5" x 11`8"
Foyer	Main	5`2" x 4`11"
2pc Bathroom	Main	4`11" x 4`10"
Walk-In Closet	Upper	7`11" x 4`0"
Bedroom	Upper	8`4" x 8`4"
4pc Bathroom	Upper	8`11" x 5`4"
Bedroom	Basement	12`9" x 10`8"

Storage
Furnace/Utility Room

Basement
Basement

6`9" x 4`8"
6`2" x 5`5"

3pc Bathroom

Basement

6`4" x 5`5"

Legal/Tax/Financial

Condo Fee:
\$424

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0010064**

Remarks

Pub Rmks: **If you are looking for a unique, stunning home than this is the one for you! This former show suite is a beautiful end unit, in the desirable neighborhood of Country Hills, is one of a kind! This home has had undergone many upgrades and you will fall in love! The front entry is welcoming to the an open concept living room with hardwood flooring. The upgrades include fresh paint and keyless entry on all doors! amazing space saving breakfast nook. This upgrade improves your counter and eating space! Everybody can join in on the conversation with this layout. This kitchen features a pantry and tons of cabinets! The living room offers lots of space surrounding a cozy gas fireplace with tile surround and a mantle. The upper level offers 3 bedrooms. The stairs, hallway, bathrooms and primary bedroom have brand new laminate flooring. There is a full main bath and the primary features a full bathroom also. There is also a walk in closet, a double door pax closet with plenty of shelving and then you still get to enjoy the cabinetry around the master bed. The basement in this home features a sitting area with a kitchenette with a bar fridge and sink. There is a large bedroom and a 3 pc bathroom. This home features custom blinds, phantom screens and when the kitchen was reno'd they installed pot drawers. Beautiful stainless steel appliances. New garburator, new ceiling fans and light fixtures, glass tile kitchen backsplash, new countertop and a new quartz sink. This home is an end unit so it offers a more spacious fenced in front yard, larger verandah and fenced in rear yard. Located close to all shopping amenities and just a walk across the street from the walking paths that surround the pond.**

Inclusions: **Telus Alarm system includes thermostat, doorbell camera on contract until November 2025. \$30+ gst buyer to assume.**
Property Listed By: **RE/MAX ACA Realty**

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









