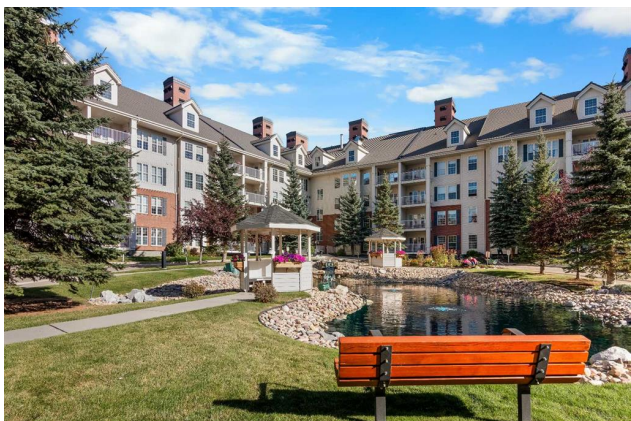


**151 COUNTRY VILLAGE Road #2345, Calgary T3K 5X5**

MLS® #: **A2168798** Area: **Country Hills Village** Listing Date: **09/27/24** List Price: **\$359,900**  
 Status: **Active** County: **Calgary** Change: **+\$10k, 18-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **887**  
 Low Sqft:  
 Ttl Sqft: **887**

DOM

**54**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Brick,Vinyl Siding,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters**  
 Utilities:

Room Information

| Room        | Level | Dimensions    | Room              | Level | Dimensions    |
|-------------|-------|---------------|-------------------|-------|---------------|
| Living Room | Main  | 16`1" x 11`1" | Kitchen           | Main  | 12`2" x 8`4"  |
| Dining Room | Main  | 7`3" x 6`5"   | Bedroom - Primary | Main  | 11`6" x 11`4" |
| Den         | Main  | 10`9" x 7`10" | 3pc Bathroom      | Main  | 0`0" x 0`0"   |
| Laundry     | Main  | 7`4" x 5`5"   |                   |       |               |

Legal/Tax/Financial

Condo Fee: **\$614** Title: **Fee Simple** Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **0511198**

Remarks

Pub Rmks: **Welcome to "Country Estates on the Cove", the luxurious adult living (40+) complex located in Country Hills Village adjacent to the walking pathway around a large pond. This 1 bed + den, 1 bath apartment condo features 887 sq. ft., 9' ceilings, and a recently renovated spacious open floor plan including quartz countertops, new paint & light fixtures, and luxury vinyl plank flooring throughout. The south-facing living and dining areas are enhanced by an electric fireplace and a separate french door (with phantom screen) which opens out to a private balcony facing the inner courtyard gardens & water feature. The kitchen is equipped with newer stainless steel appliances and includes a corner pantry and a moveable center island offering plenty of storage space. The primary bedroom is generously sized with a ceiling fan and walk-in closet and the den can easily be converted into a 2nd bedroom. The bath includes a large walk-in shower and quartz vanity countertop. The laundry features a newer pedestal washer & dryer and storage cabinets. Enjoy summer comfort with air conditioning and benefit from a secure titled underground parking stall and storage room. Amenities in this complex abound: large foyers, extensive libraries, party rooms, guest suites, craft room, workshop, bowling alley, theatre, indoor swimming pool, fitness center, car wash bays, outdoor gazebo picnic area, and visitor parking. Close to Vivo Centre, shopping, restaurants, and transit. Don't miss this chance!**

Inclusions: **N/A**  
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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

















