

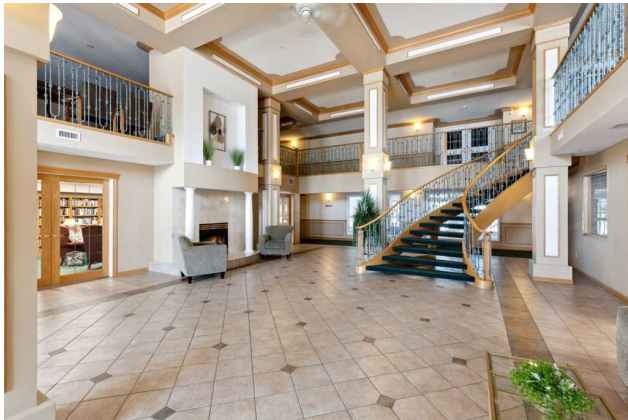


THE
A-TEAM

**RE/MAX
FIRST**

728 COUNTRY HILLS Road #213, Calgary T3A 5K8

MLS® #: **A2170931** Area: **Country Hills** Listing Date: **10/13/24** List Price: **\$269,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2000**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **667**
 Low Sqft:
 Ttl Sqft: **667**

DOM

39
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Fireplace(s)**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------|-------------|----------------------|--------------------------|-------------|----------------------|
| Kitchen | Main | 9`1" x 9`7" | Dining Room | Main | 12`5" x 6`6" |
| Living Room | Main | 12`5" x 15`7" | Bedroom - Primary | Main | 11`9" x 11`4" |
| Laundry | Main | 7`0" x 7`9" | 4pc Bathroom | Main | |

Legal/Tax/Financial

Condo Fee: **\$466** Title: **Fee Simple** Zoning: **M-C1**
 Fee Freq:

Monthly

Legal Desc: **0013073**

Remarks

Pub Rmks: **Welcome home to the Sierra's of Country Hills a Median Building. Upon entering is a grand lobby with elegant staircase and soaring ceilings. This complex gives luxurious, maintenance free lifestyle. This 55+ adult community provides extensive amenities: indoor pool, hot tub, fitness center, workshop, social room, library with fireplace, billiards, underground parking, car wash, outdoor patio, guest suites. Bright spacious unit facing west, 1 bedroom 4pc bathroom, open kitchen to nook and great room with fireplace for those chilly winter nights, gleaming engineered hardwood floors thru out. Insuite laundry. Huge deck. Excellent location close to shopping, public transportation, airport, Deerfoot and Stoney Trail. Just move in and enjoy this new lifestyle.**

Inclusions: **TV on the wall in Living Room**
Property Listed By: **MaxWell Capital Realty**

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



