

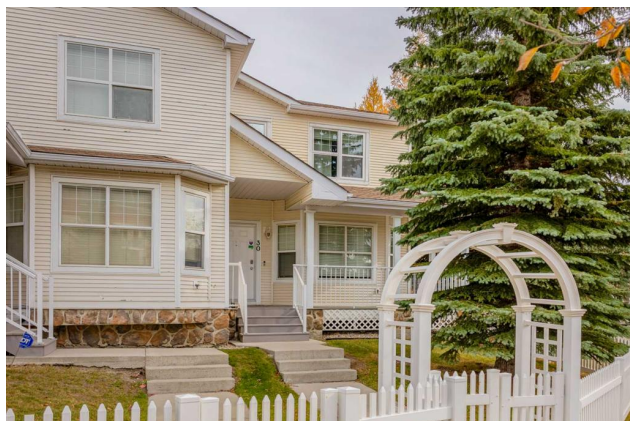


THE
A-TEAM

**RE/MAX
FIRST**

30 COUNTRY VILLAGE Landing, Calgary T3K 5K1

MLS® #: **A2173504** Area: **Country Hills Village** Listing Date: **10/17/24** List Price: **\$499,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **2,464 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,324**
 Low Sqft:
 Ttl Sqft: **1,324**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Irregular Lot,Landscaped,Private,See Remarks**
 Park Feat: **See Remarks,Single Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Electric Stove,Garage Control(s),Garburator,Humidifier,Microwave Hood Fan,Refrigerator,See Remarks,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Open Floorplan,Pantry,See Remarks,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 4`11"
Foyer	Main	5`2" x 4`11"
Living Room	Main	14`10" x 15`1"
4pc Bathroom	Second	7`10" x 8`10"
Bedroom	Second	8`3" x 12`3"
Bedroom - Primary	Second	13`3" x 12`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`7" x 5`3"
Kitchen	Main	13`6" x 19`0"
Covered Porch	Main	20`3" x 5`9"
4pc Ensuite bath	Second	4`10" x 7`3"
Bedroom	Second	10`1" x 11`8"
3pc Bathroom	Basement	6`3" x 10`6"

**Bedroom
Storage**

**Basement
Basement**

**15`9" x 12`1"
4`8" x 6`9"**

**Game Room
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**12`5" x 7`2"
5`4" x 6`0"**

Condo Fee:
\$424

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0010064**

Remarks

Pub Rmks:

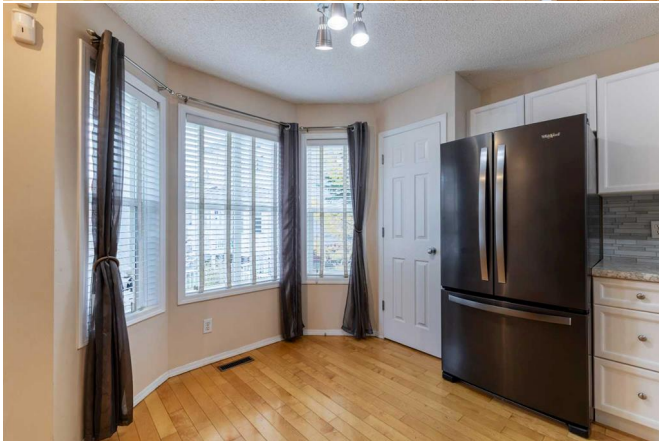
Open house Saturday Oct 19th 1:00pm - 4:00pm. Welcome to 30 Country Village Landing, upon arriving you will notice the beautiful cul-de-sac that is tree lined and don't forget to take in the lake and parks right across the street from your new front door. While strolling up the front sidewalk you will be sure to see the fenced front yard, semi wrap around porch with composite decking and large windows that this end unit property offers. When entering through the front door (equipped with keyless entry), you can't help but notice the open concept of the main floor which has everything and more. The Living Room is accented with hardwood flooring, elegant built-in shelving and a gas fireplace topped with a mantel for all your beautiful family memories. Walking into the kitchen you will see ample cupboards, counter space with new countertops, sink, garburator and touchless faucet. The kitchen also has a pantry, dining area, upgraded fridge, and a new stove. This level is all topped off with a 2 pcs bathroom and back door that walks out to the delightful backyard. Taking the tour upstairs you will find 3 bedrooms all with large ceiling fans and two bathrooms. The primary bedroom has an upgraded 4 pcs un-suite, and a huge walk-in closet with built-in organizers and yes, this room also has a built-in wardrobe so you will always have enough room for all your outfits. The second bathroom is a 4pcs with a large linen closet. Continuing the tour downstairs to the fully finished basement completed with a large bedroom, 3 pcs bathroom, living room with a wet bar and cabinetry, and two storage rooms. Before finishing the tour take in the sunshine and check out the amazingly cute, fenced backyard with a porch (New railings and composite flooring), stone patio and a detached garage with access from the paved laneway. This gorgeous, attached home is located just a few min walk along beautiful paths which take you to all the amenities that Country Hills Town Center has to offer. Don't miss out on this perfect opportunity to make this house your home!!

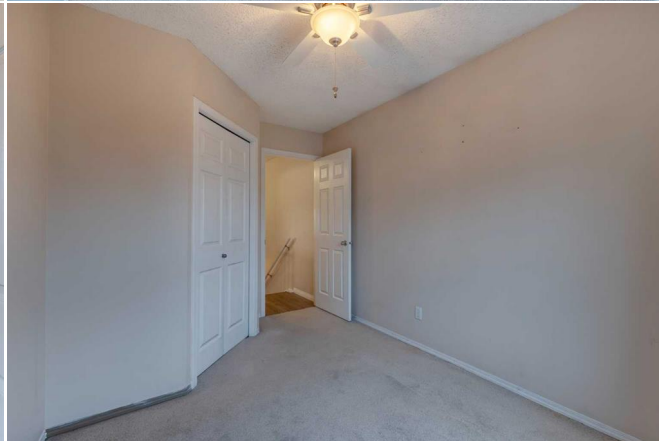
Inclusions:
Property Listed By:

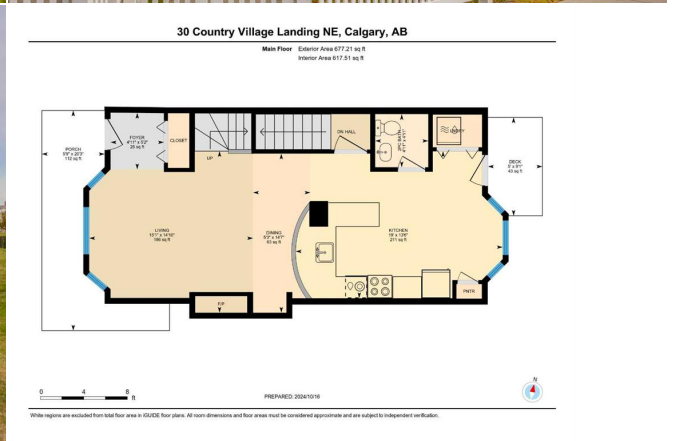
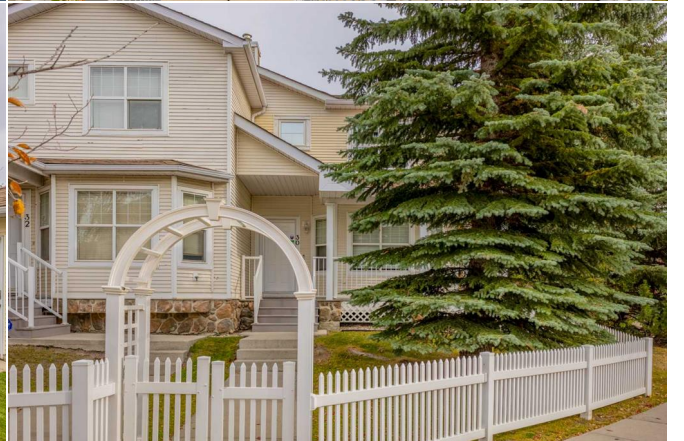
**Alarm Panel
Century 21 PowerRealty.ca**

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



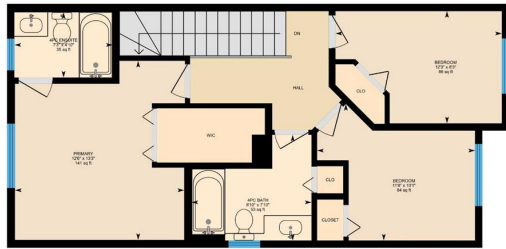






30 Country Village Landing NE, Calgary, AB

2nd Floor Exterior Area 646.90 sq ft
Interior Area 558.48 sq ft



PREPARED: 2024/10/16



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30 Country Village Landing NE, Calgary, AB

Basement (Below Grade) Exterior Area 616.80 sq ft
Interior Area 521.54 sq ft



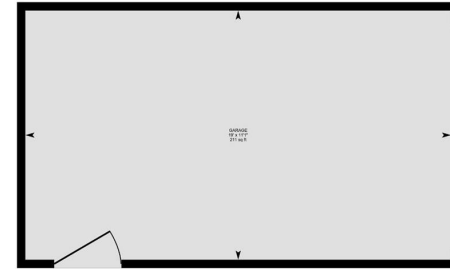
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30 Country Village Landing NE, Calgary, AB

Detached Garage Exterior Area 233.01 sq ft
Interior Area 210.75 sq ft



PREPARED: 2024/10/16



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