

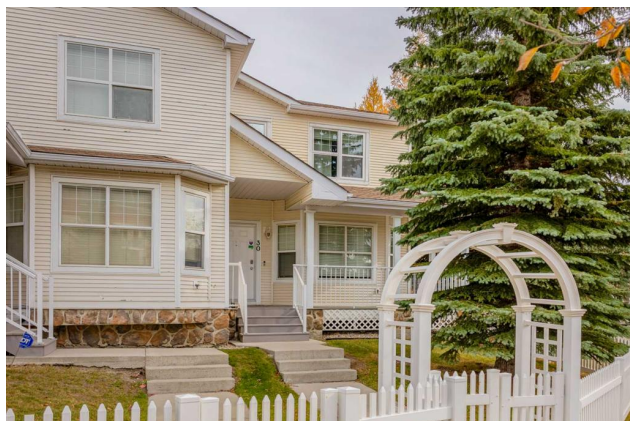


THE A-TEAM

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:

DOM

34
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Foyer, Living Room, 4pc Bathroom, Bedroom, and 3pc Bathroom with their respective levels and dimensions.

**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

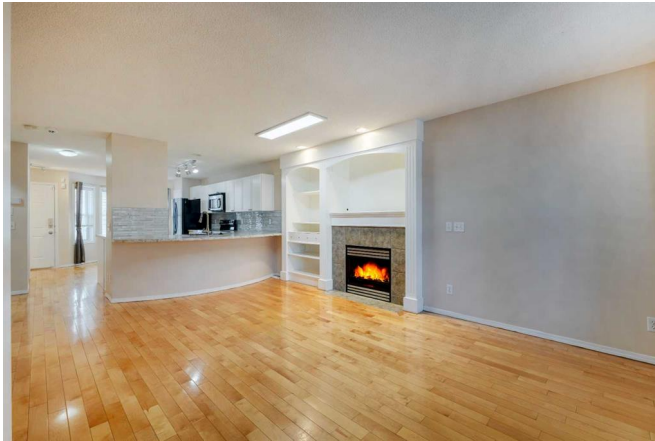
Pub Rmks:

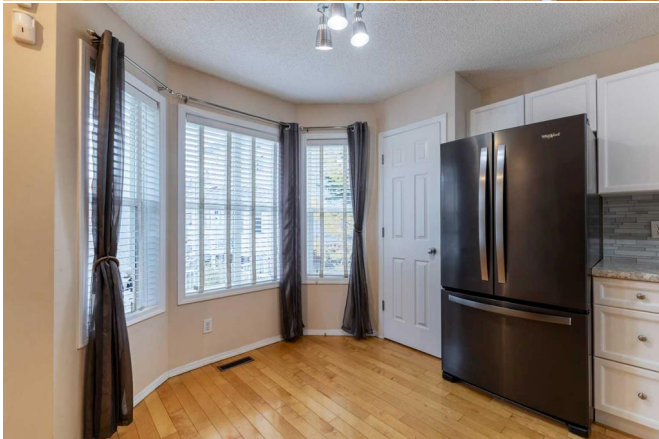
Open house Nov 10th 12:00pm - 2:00pm! Welcome to 30 Country Village Landing, upon arriving you will notice the beautiful cul-de-sac that is tree lined and don't forget to take in the lake and parks right across the street from your new front door. While strolling up the front sidewalk you will be sure 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!!

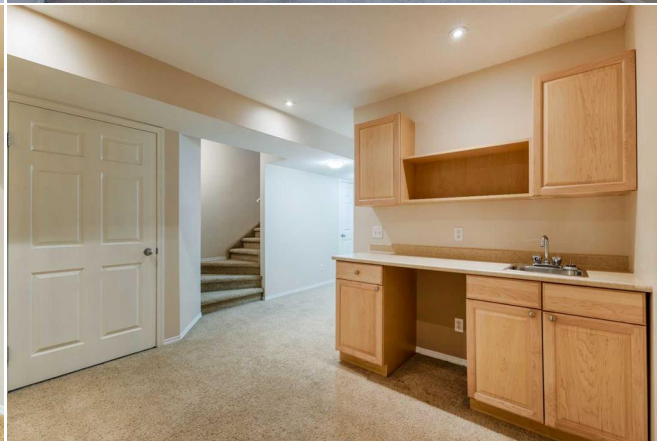
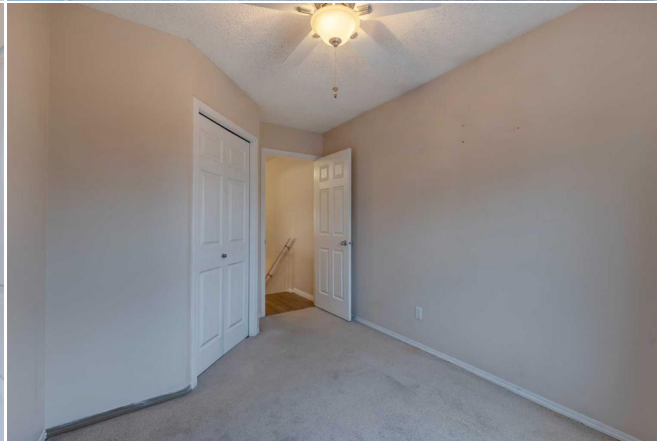
Inclusions:
Property Listed By:

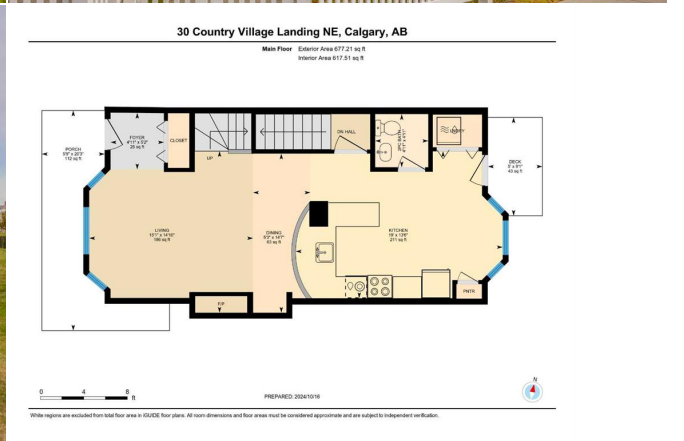
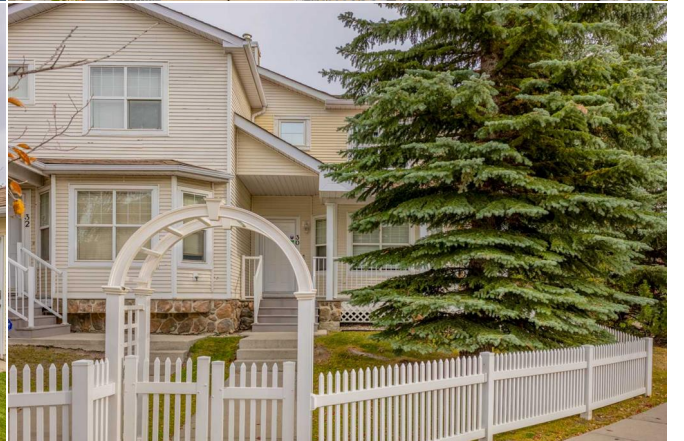
**Alarm Panel, T.V Wall mount & T.V In Primary, Touch Light Mirror in Primary
Century 21 PowerRealty.ca**

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



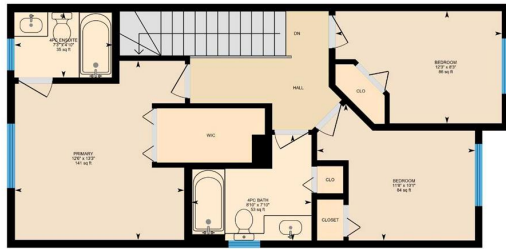






30 Country Village Landing NE, Calgary, AB

2nd Floor Exterior Area 646.90 sq ft
Interior Area 593.48 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



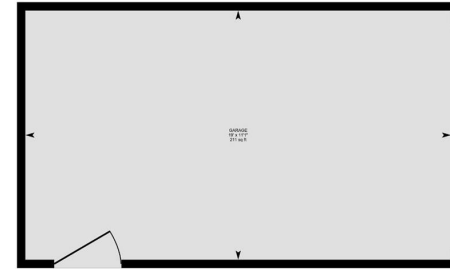
PREPARED: 2024/10/16



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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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