



THE
A-TEAM

**RE/MAX
FIRST**

120 COUNTRY VILLAGE Circle #208, Calgary T3K 0E4

MLS® #: **A2173899** Area: **Country Hills Village** Listing Date: **10/17/24** List Price: **\$359,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Titled, Underground

Finished Floor Area

Abv Sqft: **848**
 Low Sqft:
 Ttl Sqft: **848**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, Courtyard, Lighting**

Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Microwave, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`1" x 11`9"	Kitchen With Eating Area	Main	10`8" x 10`3"
Bedroom - Primary	Main	10`9" x 10`2"	4pc Bathroom	Main	8`8" x 7`8"
Bedroom	Main	9`10" x 9`8"	Foyer	Main	8`4" x 3`8"
Laundry	Main	6`1" x 4`10"	Office	Main	4`8" x 4`2"
3pc Ensuite bath	Main	8`1" x 6`8"			

Legal/Tax/Financial

Condo Fee: **\$534** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc:

0812823

Remarks

Pub Rmks:

**** ALERT Hot New Weekend Price - \$359,900 ** West facing LAKE VIEWS and located in the highly sought-after community of Country Village, you will discover a lovely upgraded, bright and beautiful 2 Bedroom, 2 Bath plus 2nd floor model with west facing views - Immediate Possession!! This home is located in the Reflections building, ideally within walking distance to terrific amenities outside your door - Live healthy with an unrivaled community experience, from work to working out, dining to shopping, studying to a movie night. New urbanity, Country Village reflects the values of the people who choose to live, work, play, learn, settle & thrive. Bonus: MOVE IN NOW! Titled indoor parking, 12' x 6.5' balcony with glass railing. Value Added features - Check and Compare; 848 RMS sq. ft. of living space. Nice and cozy extras... modern white painted casings, doors & baseboards, convenient laundry with storage & stacked washer/dryer. Upgraded shaker Maple Kitchen cabinets doors with tall uppers + cabinets + lots of countertop space, dual basin stainless steel sink, full height tile backsplash, pull-out kitchen faucet, island with flush eating bar, and room to sit 2. Enjoy all Reflections offers with a well-maintained home reflecting fantastic value! With quick access to Country Hills BLVD, Stony Trail, and Deerfoot, this home is an ideal choice—a small, Pet-Friendly Complex with Board Approval. Call your friendly REALTOR(R) to book a viewing!**

Inclusions:

Note: Stove + dishwasher + dryer (as - is)

Property Listed By:

Jayman Realty Inc.

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





