



THE
A-TEAM

**RE/MAX
FIRST**

66 COUNTRY VILLAGE Villas, Calgary T3K 0L7

MLS®#: **A2178170** Area: **Country Hills Village** Listing Date: **11/08/24** List Price: **\$425,000**
Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2007**
Lot Information
Lot Sz Ar: **1,407 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,305**
Low Sqft:
Ttl Sqft: **1,305**

DOM

12
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped,Level,Rectangular Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Playground**

Construction: **Vinyl Siding**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Bathroom Rough-in,Open Floorplan,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`5" x 5`3"	Dining Room	Main	9`5" x 11`10"
Kitchen	Main	7`10" x 8`10"	Living Room	Main	17`4" x 11`5"
4pc Bathroom	Upper	4`11" x 10`1"	Bedroom	Upper	8`9" x 13`11"
Bedroom	Upper	8`1" x 12`11"	Bedroom - Primary	Upper	13`8" x 12`10"
Walk-In Closet	Upper	7`10" x 7`7"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$344

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0613782

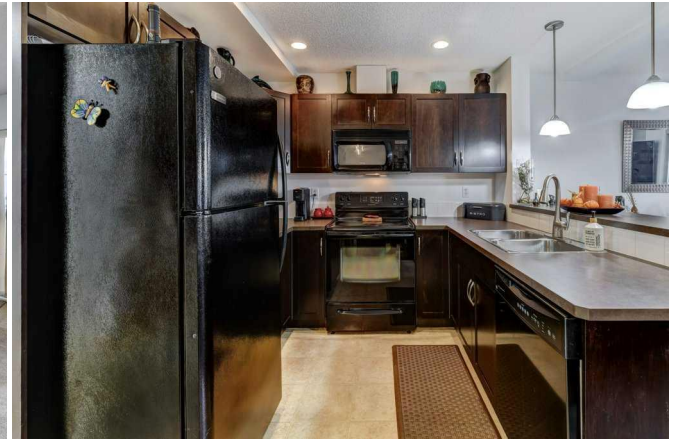
Remarks

Pub Rmks: **Welcome to this well-maintained, affordable 3-bedroom home in the highly sought-after Lighthouse Landing complex! With over 1,300 square feet of open-concept living space, this property offers a comfortable layout perfect for families and entertainers alike. Enjoy a spacious main floor featuring a bright living area that opens onto a preserved wood deck, ideal for BBQs and relaxation, with scenic views backing onto greenspace. The kitchen and dining area seamlessly connect, creating a versatile, inviting space. The Raised Eating Bar is great for entertaining or serving your Gourmet treats when entertaining. Full Appliance package with a Over the Range Microwave and new Moen touchless Faucet complete the Kitchen. This home includes a full bathroom, a convenient half bath, and roughed-in plumbing for a bathroom in the basement—ready to develop along with additional bedrooms or a rec room for even more living space. Features like a single attached garage, additional driveway parking, and visitor parking just steps away add convenience. Recent upgrades include a 2023 hot water tank and furnace maintenance, ensuring peace of mind for years to come. Lighthouse Landing is a pet-friendly complex within walking distance of shops, restaurants, parks, transit, and schools. Residents also enjoy a pond with roughly 1km of walking/biking paths around it, a playground, and scenic green spaces throughout the community. Country Hills was once known for having the most Retail Shops in one community so Don't miss your chance to own in this desirable location!**

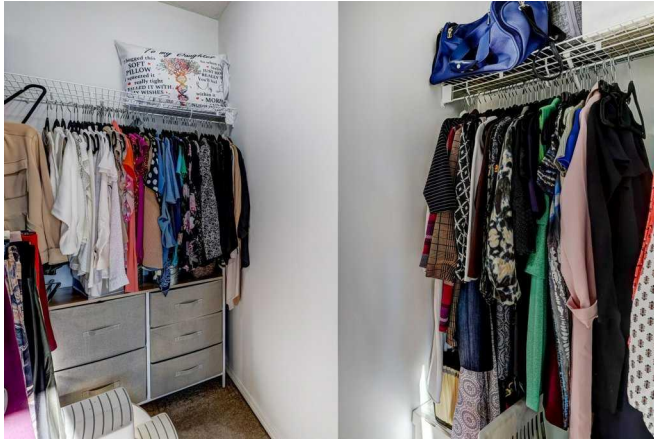
Inclusions: **Storage Cabinets at base of stairs in Basement, TV Wall mount in Living Room, BBQ,**

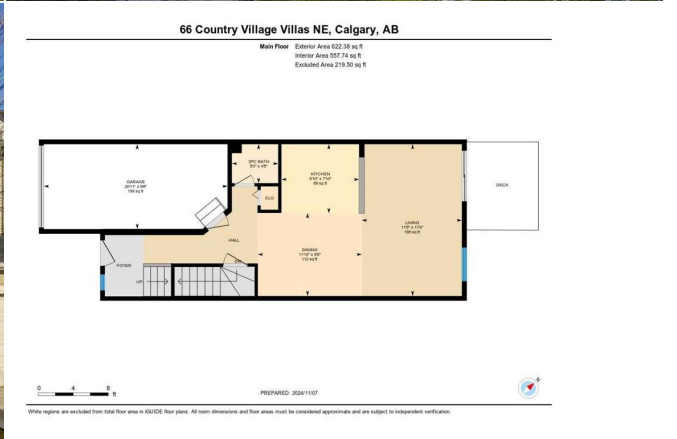
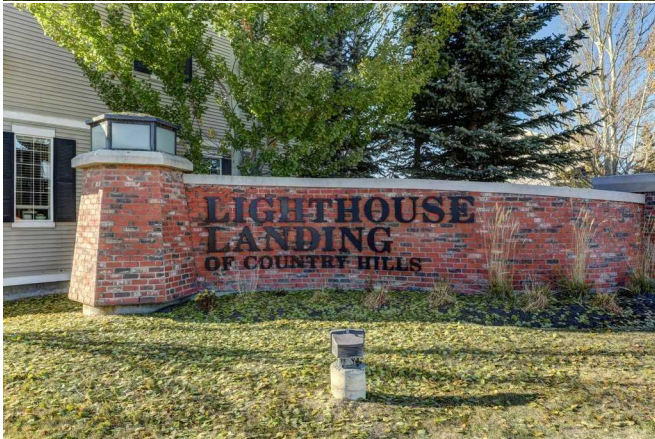
Property Listed By: **RE/MAX First**

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









66 Country Village Villas NE, Calgary, AB

2nd Floor Exterior Area 683.25 sq ft
Interior Area 623.23 sq ft



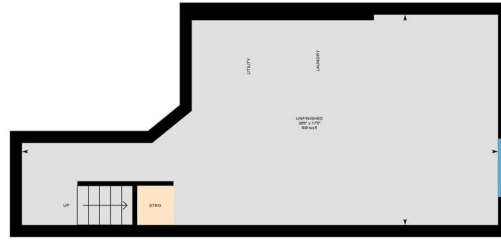
PREPARED: 2024/11/07



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

66 Country Village Villas NE, Calgary, AB

Basement (Below Grade) Exterior Area 650.71 sq ft
Interior Area 524.55 sq ft



PREPARED: 2024/11/07



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