



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31 COUNTRY VILLAGE Manor #4206, Calgary T3K 0T3**

MLS® #: **A2182902**      Area: **Country Hills Village**      Listing Date: **12/10/24**      List Price: **\$299,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2010**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Lake, See Remarks**  
 Park Feat: **Garage Door Opener, Parkade, Stall, Titled, Underground**

Finished Floor Area

Abv Sqft: **838**  
 Low Sqft:  
 Ttl Sqft: **838**

DOM

**11**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Wood Frame**  
 Flooring: **Carpet, Ceramic Tile**  
 Water Source:  
 Fnd/Bsm: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked**  
 Kitchen Appl: **Breakfast Bar, Laminat Counters, No Animal Home, No Smoking Home, Open Floorplan**  
 Int Feat:  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`11" x 8`11"	4pc Bathroom	Main	4`11" x 7`10"
Dining Room	Main	9`11" x 8`9"	Entrance	Main	4`6" x 4`4"
Kitchen	Main	8`0" x 9`4"	4pc Ensuite bath	Main	5`0" x 8`0"
Laundry	Main	3`6" x 3`1"	Bedroom - Primary	Main	10`11" x 11`5"
Living Room	Main	12`0" x 15`9"	Balcony	Main	11`0" x 5`2"

Legal/Tax/Financial

Condo Fee:  
**\$465**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1012982**

Remarks

Pub Rmks: **2 bed/2 bath condo in the LAKE COMMUNITY of Lighthouse Landing. This unit is conveniently located on the 2nd floor. Great OPEN CONCEPT layout with generous size bedrooms and INSUITE LAUNDRY. Heated underground parking and a separate storage area is included. Some TLC required (paint and kitchen counters). Great location within walking distance to the lake, shopping and so much more. Quick access to Deerfoot/Stoney Tr and Cardel Center. Don't miss out on this great opportunity to own in this established lake community!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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





