

728 COUNTRY HILLS Road #228, Calgary T3K 5K8

MLS®#: **A2190212** Area: **Country Hills** Listing **01/27/25** List Price: **\$499,900**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

Year Built: 2000 Lot Information

Lot Sz Ar: Lot Shape: ential

Low Sqft:

Finished Floor Area
Abv Sqft: 1,357

Ttl Sqft: **1,357**

Parking

DOM

Layout

Beds:

Baths:

Style:

44

Ttl Park: 2

2 (2)

(1-4)

2.0 (2 0)

Apartment-Low-Rise

Garage Sz:

Access: Lot Feat:

Park Feat: Parkade, Underground

Utilities and Features

Roof: Construction:

Heating: Baseboard Brick, Stucco, Wood Frame

Flooring:

Ext Feat: Balcony, BBQ gas line Carpet, Laminate, Linoleum

Water Source: Fnd/Bsmt:

Kitchen Appl: Central Air Conditioner, Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Window Coverings

Int Feat: Breakfast Bar, Ceiling Fan(s)

Sewer:

Utilities:

Room Information

<u>Room</u> Level **Dimensions** Room Level **Dimensions** Main 9'0" x 5'1" Kitchen Main 9`6" x 9`4" Fover **Dining Room** 9`9" x 9`5" **Living Room** Main Main 23`10" x 15`3" Den Main 13'0" x 9'3" 3pc Bathroom Main 0`1" x 5`3" **Bedroom** Main 13`8" x 12`8" **Bedroom - Primary** Main 15'0" x 13'0" 4pc Ensuite bath Main 10`2" x 8`6" Walk-In Closet 7`3" x 10`6" Main Laundry Main 7`1" x 8`10" Balcony Main 10`1" x 12`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

Fee Freq: Monthly

Legal Desc: **0112943**

Remarks

Pub Rmks:

Introducing one of the larger 2 bedroom plus den, 2 bathroom, 2 heated indoor parking stall units in one of the most desirable buildings called the "Sierra's of Country Hills". This is where lifestyle & elegance converge featuring a grand foyer entrance with an impressive curved stairway, soaring ceilings & a gas fireplace that makes it warm & welcoming. This is an adult building 55+, no pets. The unit has been freshly painted & cleaned throughout with all new stainless steel appliances & mostly laminate flooring throughout. If you are downsizing there is no shortage of living space with 1357 sq.ft, that offers a spacious primary bedroom, a 4 piece ensuite bathroom & walk-in closet. There is a second bedroom & 3 piece bathroom, a den for an office or TV room, large living room & separate dining area, a well laid out kitchen with a raised breakfast bar, a good size laundry room & your very own 2 large storage rooms with the parking stalls (one assigned, one titled) Entertain with ease, thanks to a convenient gas line for the BBQ & a covered deck. Enjoy the warmth of a corner gas fireplace in the winter & air conditioning on those hot summer days. There are extensive amenities, an indoor pool, hot tub, fitness gym, workshop, social room, library, billiards, coffee/conversation area & guest suites. The condo fees include all utilities, electric, heat & water/sewer. Excellent location close to shopping, public transportation, airport, Deerfoot & Stoney Trail. This specific unit has a very desirable titled parking spot close to the elevator.

Curtain rods & blinds, electric stove, built-in dishwasher, refrigerator, OTR microwave.

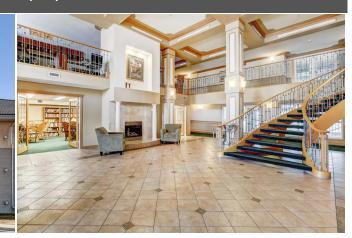
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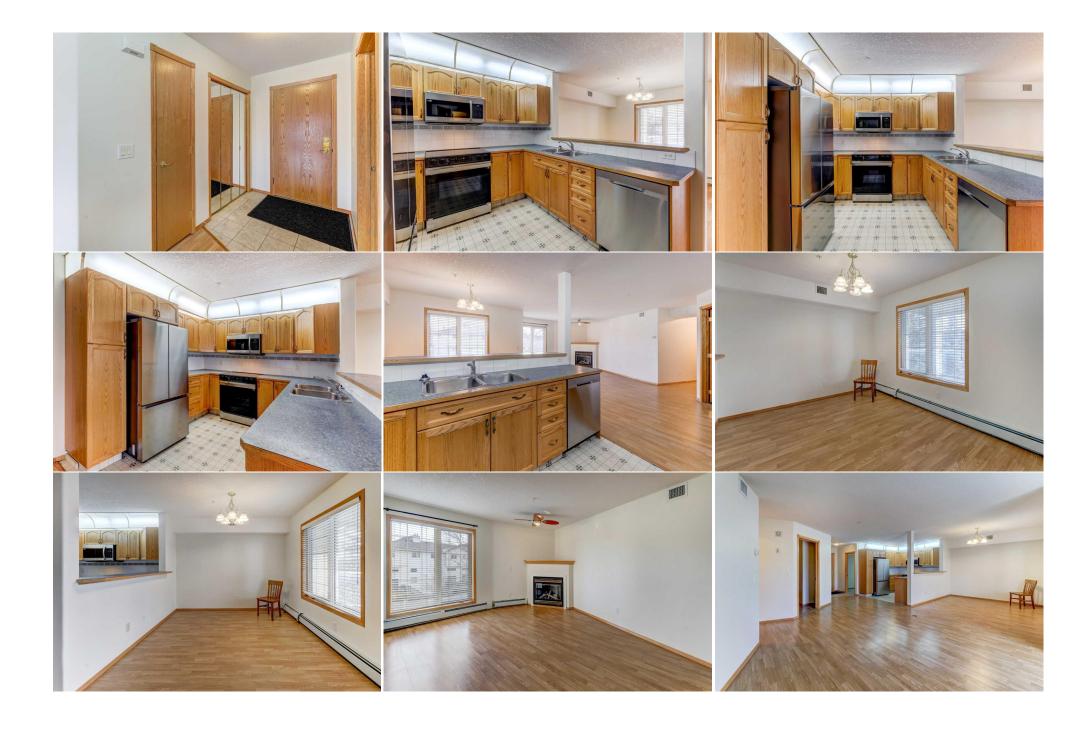
Property Listed By:

Royal LePage Benchmark

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

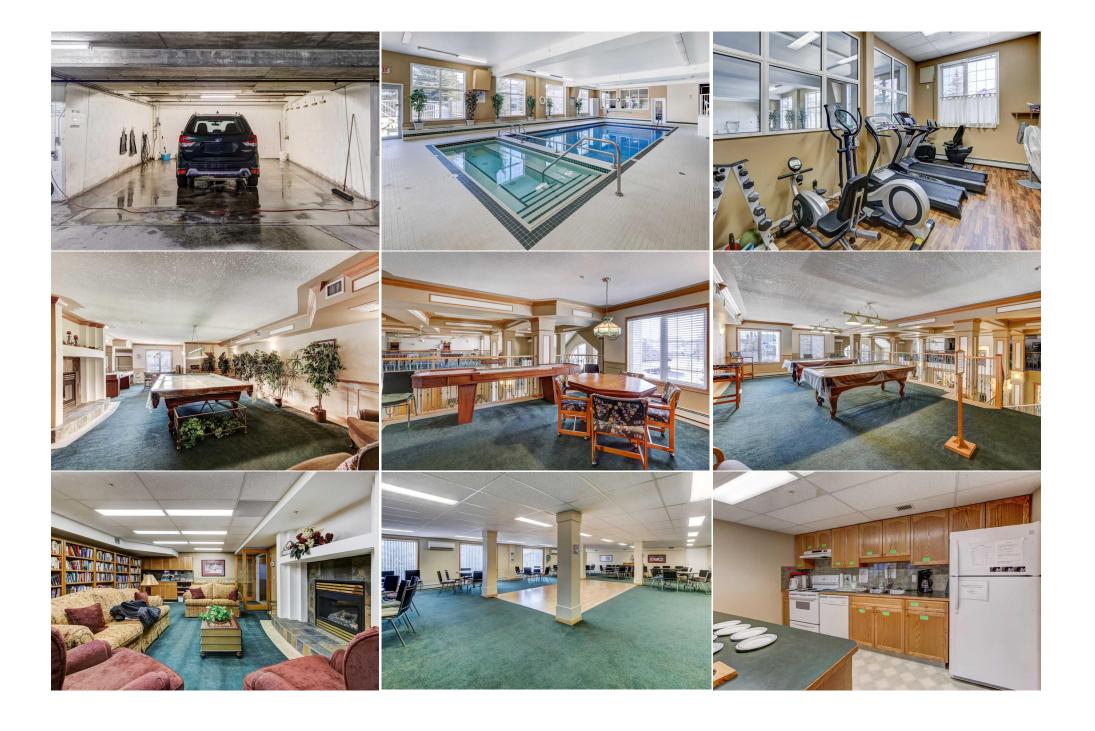
















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