

**728 COUNTRY HILLS Road #228, Calgary T3K 5K8**

MLS®#: **A2190212** Area: **Country Hills** Listing Date: **01/27/25** List Price: **\$499,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,357**  
 Low Sqft:  
 Ttl Sqft: **1,357**

DOM

**44**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parkade,Underground**

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **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)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`0" x 5`1"	Kitchen	Main	9`6" x 9`4"
Dining Room	Main	9`9" x 9`5"	Living Room	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	Main	7`3" x 10`6"
Laundry	Main	7`1" x 8`10"	Balcony	Main	10`1" x 12`8"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$897

Fee Simple

M-C1

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.**

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

Property Listed By: **Royal LePage Benchmark**

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











