



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**177 COUNTRY VILLAGE Manor, Calgary T3K 0L6**

MLS®#: **A2194346**      Area: **Country Hills Village**      Listing Date: **02/14/25**      List Price: **\$449,000**  
 Status: **Active**      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: **1,255 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,293**  
 Low Sqft:  
 Ttl Sqft: **1,293**

DOM

**8**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Open Lot, Rectangular Lot, Underground Sprinklers**  
 Park Feat: **Paved, Plug-In, Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s), Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Hardwood, Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`8"
Kitchen	Main	12`3" x 13`9"
4pc Bathroom	Second	8`9" x 5`0"
Bedroom - Primary	Second	19`4" x 13`6"
Family Room	Basement	11`9" x 21`7"
Bedroom	Second	9`9" x 9`4"

Room	Level	Dimensions
Dining Room	Main	7`1" x 9`10"
Living Room	Main	14`1" x 15`6"
Bedroom	Second	9`7" x 11`6"
4pc Bathroom	Basement	6`4" x 9`3"
Furnace/Utility Room	Basement	18`8" x 5`11"

Condo Fee:  
**\$331**

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

Zoning:  
**DC**

Legal Desc: **0613782**

Remarks

Pub Rmks: **Beautifully maintained and spacious, this end-unit townhome in Lighthouse Landing offers 3 bedrooms, 2.5 bathrooms, a fully finished basement, and 2 titled parking stalls—making it one of the largest floor plans in the complex! From the charming front porch, perfect for morning coffee, to the back deck with a gas line for your BBQ and a serene greenbelt backdrop, this home is designed for both relaxation and entertaining. Inside, the main level features an inviting open-concept layout with hardwood flooring throughout. The stylish living room is bathed in natural light from large windows and boasts a cozy corner fireplace. The kitchen is both elegant and functional, showcasing granite countertops, trendy dark stained cabinetry with a built-in wine rack, a corner pantry, and a central island with a breakfast bar. The dedicated dining area, with sliding glass doors leading to the back deck, creates a seamless indoor-outdoor living experience. A discreetly placed powder room is conveniently located on the landing off the main floor. The carpeted upstairs offers a cozy retreat, featuring a spacious primary bedroom with a walk-in closet. A well-appointed 4-piece bathroom and two additional generously sized bedrooms complete the upper level, providing plenty of space to accommodate family, hobbies, a home office, or whatever suits your needs. The bright, fully finished basement, complete with luxury vinyl flooring and a second 4-piece bathroom, offers endless possibilities—whether as a family media and games room, a man cave, or a teenager’s getaway. A laundry/utility room and a separate storage space complete the lower level. With 2 titled parking stalls right in front of the unit and a prime location just steps from Country Hills Pond, this home is surrounded by all the amenities you need—parks, pathways and playgrounds, schools, shopping and restaurants. Easy access to major roadways, such as Stoney Trail, Country Hills Blvd. and Deerfoot Trail. This stunning townhouse in Lighthouse Landing is here ready to steal your heart!**

Inclusions: **None**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











