

**112 COUNTRY VILLAGE Lane, Calgary T3K0E8**

MLS®#: **A2203137** Area: **Country Hills Village** Listing Date: **03/20/25** List Price: **\$429,900**  
 Status: **Active** County: **Calgary** Change: **-\$6k, 04-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2007**  
Lot Information  
 Lot Sz Ar: **1,571 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,331**  
 Low Sqft:  
 Ttl Sqft: **1,331**

DOM

**16**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (1 2)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Granite Counters,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	12`11" x 10`8"	Bedroom	Upper	12`10" x 8`2"
Bedroom	Upper	11`7" x 8`10"	Kitchen	Main	9`6" x 8`2"
Dining Room	Main	11`4" x 8`11"	Living Room	Main	17`5" x 11`5"
2pc Ensuite bath	Upper	8`4" x 2`6"	4pc Bathroom	Upper	9`9" x 4`11"
2pc Bathroom	Main	5`3" x 4`9"			

Legal/Tax/Financial

Condo Fee:  
**\$344**

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

Zoning:  
**DC**

Legal Desc: **0613782**

Remarks

Pub Rmks: **Welcome to 112 Country Village Lane! This well-maintained end-unit townhouse, located in the desirable neighbourhood of Country Hills Village, presents an excellent opportunity for first-time buyers, investors, or those looking to downsize. The main floor features an open-concept layout with hardwood floors that enhance the cozy living room. The spacious dining room seamlessly connects to the kitchen, which boasts granite countertops, under-cupboard lighting, a raised eating bar and ample storage, including a walk-in pantry. A screened door from the living room leads to a deck, perfect for enjoying summer evenings while barbecuing and sipping a glass of wine. Off the entryway, you'll find access to your single attached garage, so you can forget about clearing snow or scraping ice off your car windows. On the upper level, you'll find a spacious primary bedroom complete with a 2-piece ensuite bathroom and a walk-in closet, along with two additional good-sized bedrooms and a 4-piece bathroom. The lower level includes a laundry room and additional storage, providing ample space for future development. Nestled in a prime location, this home is just steps away from lakeside paths and a playground and is within walking distance of all the amenities at Country Hills Town Centre and Coventry Hills Centre. Here, you'll find Sobeys, Home Depot, Canadian Tire, Shoppers Drug Mart, Staples, Winners, a movie theatre, restaurants, coffee shops, and more. You'll also enjoy easy access to schools, the Vivo Recreation Centre, the Country Hills Library, Fish Creek Park, and major roadways like Stony Trail and Deerfoot Trail. Don't miss your chance to own this stunning property!**

Inclusions:  
Property Listed By: **N/A**  
**Real Broker**

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





