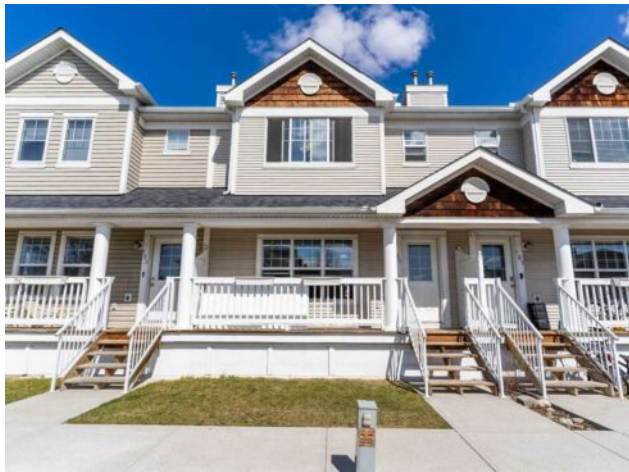


157 Country Village Manor NE Calgary, Alberta

MLS # A2217823


\$389,999

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|------------------|---------------------------|---------------|-------------------|
| Division: | Country Hills Village | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,256 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Off Street, Stall, Titled | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|--------------------------|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 331 |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: N/A

Huge price reduction! Don't miss this chance to own this beautiful townhouse! LOCATION! LOW CONDO FEES! Welcome to 157 Country Village Manor, a beautifully updated 3-bedroom townhouse in the heart of the sought-after Country Village Manor complex. Owned and proudly maintained by the second owner for over 11 years, this move-in-ready home offers both comfort and convenience. Home Highlights: Two titled parking stalls conveniently located right at your front door Large covered front porch perfect for a morning coffee or evening relaxation! Entire home (main, upper, and basement) upgraded with wood flooring - modern, durable, and easy to clean. Freshly painted top to bottom throughout with new LED light fixtures featuring remote-controlled 4 color settings (cool white, warm yellow, etc.). Upgraded electrical outlets & switches for a polished, modern look. Well-designed kitchen with maple cabinets, stainless steel appliances, raised breakfast bar, generous pantry, and breakfast nook. Sliding patio doors lead to a private deck with natural gas BBQ hookup, perfect for summer grilling. Upstairs have a huge master bedroom with a walk-in closet and cozy office nook. Two additional good-sized bedrooms and a 4-piece bathroom complete the upper level. Additional Features include: Partially finished basement—ready for your personal touch. Well-managed condo board with excellent health and a strong reserve fund. Steps to the beautiful 1-mile-long Country Hills Storm Pond, ideal for morning walks or peaceful evenings. Unbeatable Location: Walk to Vivo Rec Centre, Superstore, Sobeys, restaurants, schools, library, Landmark Cinemas, parks, playgrounds and lots of schools are nearby. Minutes to major roads: Stoney Trail, Deerfoot Trail, Beddington Trail. Close to 301 Bus Line. 15 mintues to CrossIron Mills, and YYC

International Airport. Only 20 minutes to Downtown. This is more than just a townhouse—it's a smart investment in a vibrant, established neighborhood with everything at your doorstep. Don't miss out—this one checks every box! Book your showing today.