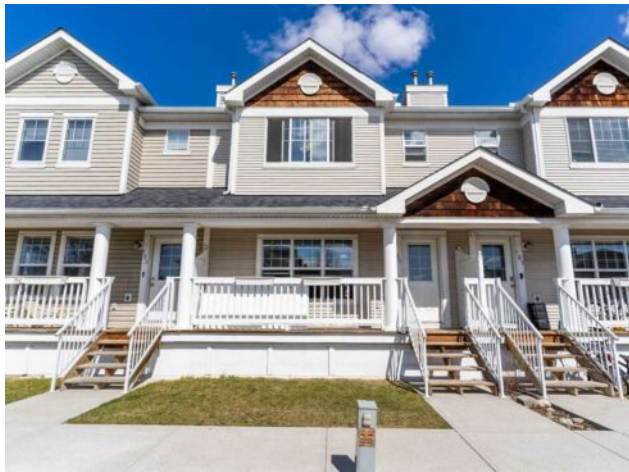


## 157 Country Village Manor NE Calgary, Alberta

**MLS # A2217823**


# \$445,000

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

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

**Inclusions:** N/A

**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 minutes 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&mdash;this one checks every box!  
Book your showing today.