

**405, 120 Country Village Circle NE
Calgary, Alberta****MLS # A2226510****\$324,900**

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|------------------|--|---------------|-------------------|
| Division: | Country Hills Village | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Penthouse | | |
| Size: | 856 sq.ft. | Age: | 2008 (17 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Additional Parking, Heated Garage, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Cul-De-Sac, Landscaped, Views, Waterfront | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 533 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, Pantry, Storage | | |

Inclusions: None

**** Open House Sat. June 7, 11 a.m. to 1 p.m. & Sun. June 8, 1 p.m. - 3 p.m. **** Welcome to your new home on the TOP FLOOR of Reflections at Newport Landing! This beautiful and quiet 2 bedroom, 2 bathroom unit has 9-foot ceilings and is South facing with stunning views of the pond from the patio. When you arrive on the top floor you'll be greeted by those water views from large windows in the elevator lobby. Entering unit #405, you'll immediately notice the thoughtful and functional layout, with a spacious entry foyer and bright and sunny open floor plan with each bedroom on opposite sides of the condo. The building is located at the end of a quiet cul-de-sac and backs on to the pond. With no neighbours above, this home is quiet and peaceful -- the ideal, tranquil retreat. The kitchen is the highlight, with a large sit-up island, tons of storage, gorgeous new designer lighting and a separate pantry. The layout allows multiple chefs in the kitchen at the same time while entertaining. A built-in desk is a unique feature, maximizing the functionality of this home. The living room boasts natural light with a wall of windows and access to the private patio with calming views of the pond. The primary bedroom has a large window, huge walk through closet and a three piece bathroom with linen shelving and a walk-in shower with a seat. The second bathroom located directly across the hall from the bright second bedroom has a large vanity, exceptional storage and a deep tub. Finally, enjoy a large in-suite laundry room with additional storage space. Fresh paint and newer plush carpeting through the living room and bedrooms adds to the cozy vibe of this home. Ride the elevator to the heated underground parking lot and the best located parking spot (#187) in the building right outside the elevator entry door. Also underground is your additional large and secure

storage unit (#182). Reflections of Newport Landing backs on to the pond in the unique and idyllic community of Country Hills Village. Enjoy the building's large back patio that has direct stair access to the community pathway system and a 1.6km loop around the pond. Just down the street are all of the amenities you could imagine including restaurants, medical offices, Superstore, Home Depot, Canadian Tire, a public library and VIVO Rec Centre. Playgrounds and schools, including Notre Dame High School, are nearby along with exceptional access to the YYC airport, Deerfoot and Stoney Trails. Top floor units don't come up often, book your private showing today!