

**109, 8 Country Village Bay NE  
Calgary, Alberta**

**MLS # A2227796**



**\$374,900**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 612
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

This beautiful & immaculate 2-bedroom, 2-bathroom ground floor unit is nestled in an exclusive adult 55+ building. Features include, gas fireplace, walkthrough closet, renovated shower, 2 titled underground heated parking stalls, storage in the unit and secured storage on the 4th floor. This unit is bright & spacious, complimented by warm vinyl plank flooring flowing throughout with an abundance of windows, the space is flooded with natural light, creating a warm and inviting atmosphere to live and entertain. Plus, you'll love the serene views of the picturesque pond right outside your window. The kitchen is a cooks dream with a huge island providing plenty of counterpace and cabinets ensuring you have everything you need right at your fingertips. The Common areas include a main floor social room with a well stocked kitchen, fireplace and pool table along with the fabulous 2nd floor library overlooking the pond. Convenience is key and this location will not disappoint, you're just a 2-minute walk away from a variety of shopping options, making errands a breeze. Don't miss out on the chance to call this exceptional condo your new home.