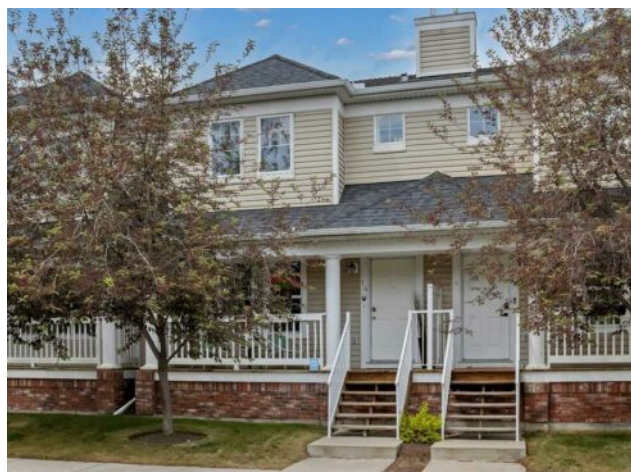


74 Country Village Gate NE Calgary, Alberta

MLS # A2232841


\$429,900

Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,261 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall, Titled		
Lot Size:	0.03 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 3-bedroom townhome with a fully finished basement in the highly sought-after complex of Lighthouse Landing in North Calgary. Offering over 1500 SF of developed living space, this home combines style, function, and location for the perfect family-friendly lifestyle. The main floor features a bright and open layout with large windows, allowing natural light to flow throughout the spacious living and dining areas. A cozy corner fireplace and recessed pot lights throughout give this space a wonderful ambiance. The kitchen is equipped with rich cabinetry to the ceiling, granite countertops, corner pantry, and a three seat kitchen island—ideal for both everyday living and entertaining. Upstairs, you’ll find the primary suite with a walk-in closet and easy access to the main 4-piece bathroom. 2 more generously sized bedroom, serviced by a 4 pc bath with a jetted tub, complete this level. The fully finished basement adds excellent versatility, with a large rec room that’s perfect for a media area, home gym, office, or playroom, along with additional storage and laundry. There is also a rough in and framed bathroom for your future plans. Step outside to a private patio, perfect for summer BBQs or relaxing outdoors, and enjoy the beautifully landscaped grounds of this quiet and well-managed complex. One Titled parking stalls is close by for added convenience. Located within 5 minutes of a Elementary School, High School and Catholic School and just steps from parks, walking paths, public transit, and the picturesque pond in Lighthouse Landing, this home offers a fantastic opportunity to enjoy one of the area’s most desirable townhome communities. Book your private showing today and discover everything this wonderful home has to offer.