



# 19 Country Village Circle Calgary Alberta

\$449,900

MOVE-IN READY AND PACKED WITH UPGRADES! Step into this beautiful 3 BEDROOM townhouse and feel right at home with its fresh paint, BRAND-NEW flooring, and 1221 square feet of inviting living space. Enjoy a nice balance of sunlight throughout the day, from morning to evening with both NE and SW exposures. The semi open-concept floorplan starts with a separate foyer and a convenient 2pc bath. It seamlessly flows into the airy kitchen complete with a breakfast bar, perfect for morning coffee or casual meals. The adjoining dining and living areas are ideal for entertaining family and friends. A sliding patio door off the living room opens to your patio, which faces a tree-lined pathway. This serene path winds through the complex, leading to the tranquil Country Hills Village Pond. Upstairs, the primary suite is a true retreat with a large walk-in closet. Two additional generously sized bedrooms and a large 4pc bathroom complete the upper level. The basement hosts the laundry room and is undeveloped, offering a blank canvas for your creative vision. Use it as extra storage or transform it into the ultimate entertainment space. Nestled in the quiet circle of Newport Landing, you'll find ample visitor parking and a scenic walking/bike path that weaves through the complex. Enjoy courtyards, playgrounds, and proximity to the pond. Walk to Country Hills Towne Centre for groceries, shopping, and dining. You're just a stone's throw from the renowned Vivo Recreation Complex, schools, a movie theatre, Home Depot, and Superstore. With easy access to Deerfoot Trail and Stoney Trail, commuting is a breeze. Plus, you're only 10 minutes from T&T Supermarket and 15 minutes from the airport. This townhouse in Country Hills is more than a home—it's a lifestyle upgrade. Don't miss out on this fantastic opportunity! Microwave Hoodfan is brand new, other kitchen appliances recently purchas...

Bedroom 10.75 Ft x 8.42 Ft  
 Bedroom 12.92 Ft x 8.42 Ft  
 Primary Bedroom 13.42 Ft x 12.08 Ft  
 Other 5.75 Ft x 6.17 Ft  
 4pc Bathroom 4.92 Ft x 7.75 Ft

Other 3.33 Ft x 7.08 Ft  
 Kitchen 8.83 Ft x 9.42 Ft  
 Dining room 6.75 Ft x 5.42 Ft  
 Living room 11.25 Ft x 17.17 Ft  
 2pc Bathroom 4.92 Ft x 4.50 Ft

Listing Presented By:



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 Greater Property Group

<http://www.MyHomeAgent.ca>



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**Mirror**

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