



# 109 Country Village Lane Calgary Alberta

\$389,900

Welcome to this charming three-bedroom townhouse, boasting over 1,200 sq.ft of living space nestled in the sought-after Country Hills Village. Perfect for first-time buyers or investors, this home exudes curb appeal with its welcoming front porch. The main level offers an inviting open layout, featuring a spacious living room, a convenient two-piece guest bathroom, and a stunning maple kitchen with a raised eating bar, ample pantry space, abundant counter and cabinet space and a roomy eating area. Step outside through the patio doors to your large deck, ideal for summer gatherings with a gas line hook-up, overlooks a private green space and bike paths. Upstairs, you'll find master bedroom with a spacious walk-in closet and a two-piece Ensuite, along with two more generously sized bedrooms and another full bath. The basement includes a laundry area, plumbing rough-ins for a future bathroom, and awaits your personal touch or can be utilized as a recreation area and added storage space. With a single attached garage offering extra storage and additional driveway parking for a second vehicle. This lovely townhome resides in a tranquil, welcoming community complete with a playground, pond, and walking paths, just minutes away from various amenities like shopping centers, schools, public transit, restaurants, Vivo Recreation Centre, Superstore, and Sobeys. Enjoy easy access to the airport, major routes, and CrossIron Mills. This move-in-ready and won't last long on the market. Schedule your viewing today! (id:6769)

Living room 17.33 Ft x 11.33 Ft

Kitchen 8.75 Ft x 8.67 Ft

Dining room 7.25 Ft x 6.67 Ft

2pc Bathroom 4.75 Ft x 5.50 Ft

Pantry 5.00 Ft x 4.67 Ft

Other 7.17 Ft x 8.08 Ft

Primary Bedroom 10.67 Ft x 13.00 Ft

Bedroom 8.42 Ft x 12.92 Ft

Bedroom 8.50 Ft x 11.58 Ft

4pc Bathroom 4.92 Ft x 9.67 Ft

Other 7.75 Ft x 7.42 Ft

2pc Bathroom 2.58 Ft x 8.33 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

<http://peterpasion.ca/>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net