



# 312 Country Village Cape Calgary Alberta

\$470,000

Welcome to this cozy, freshly painted 3-bedroom townhouse, perfectly situated in one of the area's most coveted locations. The open floor plan seamlessly integrates the spacious living room with a modern kitchen, featuring stainless steel appliances, an upgraded Maytag fridge with water and ice dispenser, a new dishwasher, and a delightful nook area. Sliding doors open to a sunny west-facing concrete patio, ideal for BBQs and outdoor gatherings. A convenient half bath enhances the functionality and style of the main floor. Upstairs, discover a large master bedroom complete with a walk-in closet, along with two additional generously sized bedrooms and a full bath. The basement extends your living space with a rec room, an office or flex room (wired with landline telephone and Ethernet network ports, with optic fiber Ethernet ports on all floors), and another full bathroom, designed for ultimate comfort and versatility. This home has been thoughtfully upgraded with a 99.9% high-efficiency furnace controlled by an AI Lennox Thermostat, new carpets upstairs, laminate hardwood flooring, and new window coverings. The fully finished basement was completed with proper City of Calgary permits. The single front-attached garage is insulated and dry-walled, providing additional driveway parking. Large windows throughout the house fill the space with natural light, and the walk-out patio access enhances the home's bright and airy atmosphere. Situated within a meticulously managed condominium community, this residence benefits from the dedication of an exceptional board of directors. Their commitment to neighborhood upkeep and smooth operation ensures residents enjoy unparalleled peace of mind and a strong sense of community. Beyond the house itself, you'll become part of a tranquil and harmonious community where neighbors care for each other. In the summer, children play together, ...

4pc Bathroom 4.92 Ft x 7.83 Ft

Bedroom 8.50 Ft x 12.08 Ft

Bedroom 8.42 Ft x 13.00 Ft

Primary Bedroom 12.08 Ft x 13.42 Ft

3pc Bathroom 4.17 Ft x 7.42 Ft

Recreational, Games room 7.92 Ft x 19.17 Ft

Other 6.67 Ft x 7.58 Ft

2pc Bathroom 4.92 Ft x 4.50 Ft

Dining room 8.50 Ft x 8.17 Ft

Kitchen 8.75 Ft x 9.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://homesbylola.com>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

