



## 5 Country Village Landing Calgary Alberta

\$398,668

The Sundancer model at Newport Landing. 1274 ft<sup>2</sup> above grade living space (measured using RMS standards), plus another 578ft<sup>2</sup> of undeveloped basement space allows for room to grow! Conveniently located laundry adjacent to the two large bedrooms up, each with it's own walk-in closet plus 4 piece bath! Large living room and kitchen open to dining room plus 2 piece bath round off the main floor. The undeveloped basement has the inklings of a design but still easily rebooted with your own plan for a family room, 3rd bedroom and another bath at the roughed in stage. Hi efficiency furnace has had all accessible ductwork sealed at the joints to prevent hot air leaks - improving the comfort of the home. Roughed-in vacuum system is ready for a canister and attachments. Off the back door is a south facing deck, and yard. A single detached garage provides secure, snow free parking. Close to shopping, pubs, coffee shops and movie theatres. Easy access to major arteries. (id:6769)

Other 5.00 Ft x 5.42 Ft

Living room 11.67 Ft x 17.25 Ft

Kitchen 8.33 Ft x 11.25 Ft

Dining room 9.25 Ft x 11.83 Ft

2pc Bathroom 4.83 Ft x 4.83 Ft

Primary Bedroom 11.00 Ft x 12.00 Ft

Bedroom 11.83 Ft x 12.00 Ft

Laundry room 3.17 Ft x 5.00 Ft

4pc Bathroom 5.00 Ft x 9.42 Ft

4pc Bathroom 5.00 Ft x 7.42 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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