



## 728 Country Hills Road Calgary Alberta

\$400,000

Welcome to the Sierra's of Country Hills ... maintenance-free living, in a prestigious 55+ community featuring terrific amenities. This main floor, open plan has a one of a kind layout. As you walk in you'll immediately feel the warmth and charm of this home! With almost 1,200 square feet of meticulously maintained living space this unit has lots of room for your furniture! A large entry way opens to the inside, where you notice the panels of windows letting in the natural light! The kitchen is a gourmet's delight with oodles of counterspace, lots of cabinets, including a pantry. The design has a large breakfast nook that wraps around the kitchen perfect for quick meals or entertaining guests! The Formal dining room is a generous size and will be perfect for large dinners and festive occasions! Just off the dining room is a door to your South facing Balcony! Secluded by mature trees, this is a perfect spot for enjoying our warmer days and comes with a BBQ gas hook up! The central living room is spacious with lots of Windows. A central fireplace with an Oak mantle, warms this space on cold nights. The primary bedroom is a good size and features a walk in closet, and a convenient 3 piece ensuite with step in shower. One of the standout features is the versatile den! This room can be transformed to suit your needs, like a home office, a guest room, or a cozy reading nook! There is an in unit dedicated laundry room with washer, dryer, deep freeze, with even, more space! Plus there is secure storage at your parking space in the underground parking! The parking space is easy to access and near the door. Go for a swim in the pool or unwind in the hot tub. Stay active and fit in the well-equipped fitness center or unleash your creativity in the workshop. The social room is perfect for hosting gatherings, and the library with a cozy fireplace is ideal for a quiet retreat...

Living room 19.33 Ft x 17.92 Ft

Primary Bedroom 15.25 Ft x 13.75 Ft

Den 12.42 Ft x 9.08 Ft

Dining room 13.33 Ft x 10.58 Ft

Laundry room 8.92 Ft x 5.75 Ft

4pc Bathroom 9.75 Ft x 5.67 Ft

3pc Bathroom 9.75 Ft x 5.25 Ft

Kitchen 12.00 Ft x 10.33 Ft

Listing Presented By:



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