



## 5 COUNTRY VILLAGE Landing Calgary AB

\$287,000

The Sundancer model at Newport Landing. 1274 ft<sup>2</sup> above grade living space (measured using RMS standards), plus 578 ft<sup>2</sup> basement allows for room to grow! LAUNDRY UPSTAIRS adjacent to the two large bedrooms, 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 kitchen appliances have all been all upgraded, complete with INDUCTION STOVE. The basement has the inklings of a design but still easily rebooted with your own plan for a family room, 3rd bedroom another bath, bar and sauna. HI-E furnace has had all accessible ductwork sealed at the joints to prevent hot air leaks. Roughed-in vacuum system. A south facing deck off the back door overlooks the fenced yard. A single detached garage provides secure, snow free parking. Pets with approval. Low energy consumption throughout from windows to water fixtures to appliances. Close to the lake, shopping, pubs, coffee shops, home improvement stores, and movie theatres.

Kitchen 10'10" x 7'9"

Laundry Room 15' x 11'

Dining Room 8'4" x 7'9"

Master Bedroom 12' x 10'

Bedroom 11'9" x 11'



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