



## 31 Country Village Manor Calgary Alberta

\$267,800

**\*\*Exceptional Condo Opportunity!\*\*** Discover a fantastic value with this beautifully maintained ground-floor condo, ideally located next to a scenic walking trail around a picturesque lake and just a short distance from the vibrant Vivo Community Center. With remarkably low condo fees, this gem offers not only affordability but also comfort and convenience. **\*\*Ground Floor Access:\*\*** Enjoy the ease of no elevators and the convenience of stepping right outside to your private west-facing balcony. **\*\*Spacious Interiors\*\*** Move-in ready, and spotlessly clean. The expansive master bedroom features a walk-in/walk-through closet leading directly to a 4-piece ensuite. **\*\*Air Conditioning & In-Suite Laundry\*\*** Stay cool in summer and enjoy the convenience of laundry right in your home. **\*\*Parking\*\*** Comes with one outdoor parking spot. **\*\*Bonus Outdoor Space\*\*** Includes a west-facing balcony with a gas barbecue hook-up. **\*\*Pet Friendly\*\*** Welcomes pets up to 20 kg with board approval. **\*\*Almost all Utilities Included:\*\*** Low condo fees cover garbage disposal, water, sewer, heat. **\*\*Location\*\*** Just a few minutes' walk to the lake, offering a serene and active lifestyle. **\*\*Directions\*\*** Take Coventry Hills Blvd to Country Village Gate, follow the signs for "Lighthouse Landing," continue to the end of the cul-de-sac, and turn right into the parking lot. Building #31. Don't miss out on this fantastic opportunity for affordable, convenient, and spacious living. Contact us today to schedule a viewing! (id:6769)

4pc Bathroom Measurements not available

Kitchen 2.59 M x 2.41 M

Dining room 3.63 M x 2.40 M

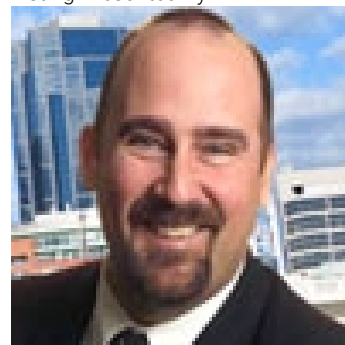
Living room 4.98 M x 4.27 M

Laundry room 1.42 M x .91 M

Primary Bedroom 3.69 M x 3.38 M

Other 2.07 M x 1.58 M

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

<http://www.calgaryrealtyteam.com/>

**RE/MAX Realty Professionals**

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