

31 Country Village Manor Calgary Alberta

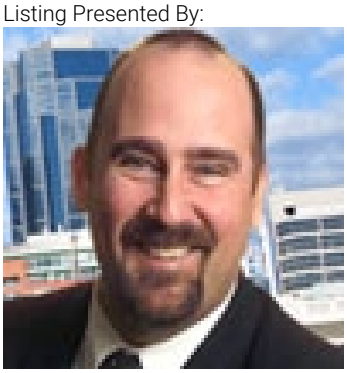
$359,900

Welcome to this fantastic 3rd-floor END UNIT overlooking the beautiful Country Village pond! Offering an exceptional combination of peaceful waterfront surroundings and everyday convenience, this bright and spacious 2-bedroom, 2-full-bath PLUS DEN condo is a wonderful place to call home. The open-concept layout is filled with natural light and features an upgraded kitchen with newer quartz countertops, newer refrigerator, ample cabinetry, and a raised breakfast bar. The spacious living room is highlighted by a cozy built-in fireplace and flows seamlessly into the open dining area--perfect for both relaxing and entertaining. The generous primary bedroom features walk-through closets leading to a private 4-piece ensuite. A second bedroom, additional full bathroom, versatile den, and convenient in-suite laundry complete this functional floor plan. Tile flooring in the foyer, kitchen, and bathrooms adds both durability and style. Condo fee includes Gas, Water, and Insurance, snow removal, etc. Step outside onto your private SOUTH-FACING BALCONY and enjoy beautiful views overlooking the pond and the iconic lighthouse--a perfect spot for morning coffee or evening relaxation. A gas BBQ line makes outdoor entertaining easy. Just steps from the building, enjoy scenic walking paths around the pond, stroll to the charming waterfront gazebo, and take in the peaceful surroundings where Canada geese are often seen along the water. Additional highlights include a TITLED HEATED UNDERGROUND PARKING stall conveniently located across from the elevator, plus an assigned storage locker nearby. The well-maintained complex also offers ample visitor parking. Location is truly exceptional! You are next to the extensive Coventry Hills shopping district, with easy access to the cinema, VIVO Recreation Centre, schools, library, parks, restaurants, banks, Superstore, T&T Supermarket, and numer...

Living room 13.75 Ft x 13.67 Ft
Kitchen 9.42 Ft x 8.67 Ft
Dining room 9.17 Ft x 10.58 Ft
Foyer 4.42 Ft x 3.17 Ft
Den 7.42 Ft x 7.75 Ft
Other 4.42 Ft x 6.58 Ft

Primary Bedroom 11.00 Ft x 11.83 Ft
Bedroom 8.83 Ft x 9.33 Ft
Laundry room 5.58 Ft x 3.58 Ft
Other 4.58 Ft x 7.83 Ft
4pc Bathroom 7.75 Ft x 4.92 Ft
4pc Bathroom 5.00 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:
Homecare Realty Ltd.

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