



**DJ Golden**  
**REAL ESTATE**

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**228, 728 Country Hills Road NW**  
**Calgary, Alberta**

**MLS # A2228679**



**\$474,900**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,357 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 897
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1 d75
<b>Utilities:</b>	-

**Inclusions:** N/A

Introducing one of the larger 2 bedroom plus den, 2 bathroom, 2 heated indoor parking stall units in one of the most desirable buildings called the "Sierra's of Country Hills". This is where lifestyle & elegance converge, featuring a grand foyer entrance with an impressive curved stairway, soaring ceilings & a gas fireplace that makes it warm & welcoming. This is an adult building 55+, no dogs or cats. The unit has been freshly painted & cleaned with all new stainless steel appliances & mostly laminate flooring throughout. If you are downsizing there is no shortage of living space with 1357 sq.ft, that offers a spacious primary bedroom, a 4 piece ensuite bathroom & large walk-in closet. There is a second bedroom & 3 piece bathroom, a den with a closet for an office or TV room, large living room & a separate dining area, a well laid out kitchen with a raised breakfast bar, a good size laundry room & your very own 2 large storage rooms included with two parking stalls ( one assigned, one titled). The titled parking stall is extra large & close to the elevator for your convenience. Entertain with ease thanks to a gas line for those BBQ days under a covered deck. Enjoy the warmth of a corner gas fireplace in the winter & air conditioning on those hot summer days. There are extensive amenities, an indoor pool, hot tub, fitness gym, workshop, social room, library, billiards, coffee/conversation area & guest suites. The condo fees include all utilities, electric, heat, water/sewer. Excellent location close to shopping, public transportation, airport, Deerfoot & Stoney Trail.