

104 Country Village Lane NE
Calgary, Alberta
MLS # A2265635

\$419,900

Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,366 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full	LLD:	-
Exterior:	Cedar, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, French Door, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

****Open House - Saturday October 25, 11:00 am - 2:00 pm**** Welcome to this well-maintained and freshly painted 2-storey townhouse in the heart of Country Hills Village, offering the perfect blend of comfort, convenience, and lifestyle. Ideally located near schools, shopping, Vivo, transit, restaurants, a movie theatre, and more—plus just steps from scenic walking paths and a beautiful lake. Enjoy quick access to Stoney Trail, Deerfoot Trail, and downtown Calgary. The main floor features a bright and open-concept layout with a functional kitchen equipped with newer stainless steel appliances, a centre island with breakfast bar, corner pantry, and dining area. The spacious living room offers brand new carpet and opens to a private deck with BBQ hookup, backing onto green space—perfect for relaxing or entertaining. A convenient half bathroom and direct access to the single attached garage complete this level. Upstairs, you’ll find three bedrooms, including a large primary suite filled with natural light, featuring a walk-through closet and cheater access to the 4-piece bathroom. The unfinished basement includes laundry and provides excellent potential for future development—ideal for a home office, gym, or additional living space. Set in a well-managed, family-friendly complex, this home is move-in ready and available for immediate possession. With lifestyle amenities, nature, and transit at your doorstep, this is one you won’t want to miss!