



DJ Golden
REAL ESTATE

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311, 120 Country Village Circle NE
Calgary, Alberta

MLS # A2191766



\$258,800

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	643 sq.ft.	Age:	2008 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

This bright and spacious third-floor corner unit is the perfect blend of comfort, convenience, and lifestyle. It features an open-concept layout, a handy computer nook, and sliding patio doors leading to a covered balcony with a natural gas hookup, so you can barbecue year-round while enjoying your private outdoor space. Thanks to its corner location, the condo is bathed in natural light from multiple windows, including a dining room view overlooking the beautiful community pond. The kitchen is both functional and stylish, with maple cabinets, a generous pantry, and a raised breakfast bar – ideal for casual or additional dining. The bedroom easily accommodates a king-sized bed, and you'll appreciate the full 4-piece bathroom, in-suite laundry, and your own private storage room conveniently located next to your titled parking stall in the heated underground parkade. Step outside and discover a huge outdoor patio area that overlooks the stunning Country Hills Storm Pond and its scenic 1.6 km paved pathway. Ideal for walking, jogging, cycling, or simply relaxing, this natural retreat is home to five elegant fountains and a variety of wildlife including ducks, geese, and songbirds – especially breathtaking in the summer months. Enjoy direct access to everything you need – from the Vivo Recreation Centre, movie theatres, and restaurants, to shopping and other everyday amenities, all just steps away. This is your chance to own a condo that has style, location, and value. Take the virtual tour and book your private showing today!