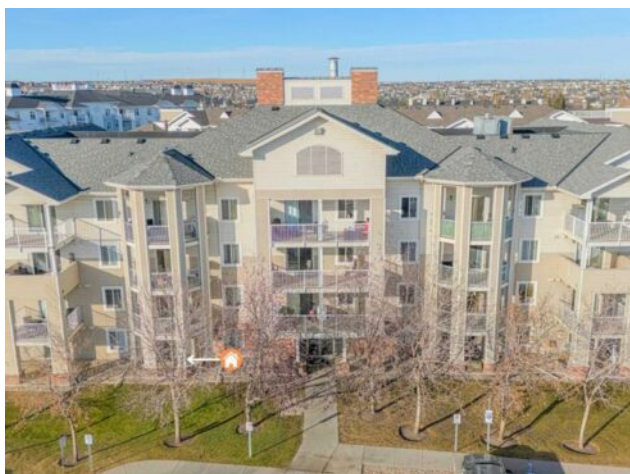


105, 17 Country Village Bay NE  
Calgary, Alberta

MLS # A2268251



# \$299,000

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Country Hills Village                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)     |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit            |               |                   |
| <b>Size:</b>     | 845 sq.ft.                             | <b>Age:</b>   | 2003 (22 yrs old) |
| <b>Beds:</b>     | 2                                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Plug-In, Side By Side, Stall |               |                   |
| <b>Lot Size:</b> | -                                      |               |                   |
| <b>Lot Feat:</b> | -                                      |               |                   |

|                    |  |                   |                 |
|--------------------|--|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank  | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 627          |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s) |                   |                 |

**Inclusions:** N/A

Bright, newly painted Country Hills Village condo! This ground-level 2-bedroom, 2-bathroom unit offers almost 845 sq. ft. of open living space with a spacious kitchen, raised breakfast bar, and dining area. The living room opens to a covered concrete patio with easy outdoor access and a grassy area &mdash; no elevators needed. Recently upgraded luxury vinyl plank flooring throughout, primary suite with walkthrough closet and ensuite, in-suite laundry, and ample storage. Two assigned side-by-side energized parking stalls. Condo fee includes all utilities, even electricity! Steps to the 22-acre lake, schools, shopping, restaurants, and transit. Easy access to Deerfoot Trail, Stoney Trail, and the airport. Affordable comfort in a prime location!