

228, 728 Country Hills Road NW
Calgary, Alberta

MLS # A2190212



\$479,900

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

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

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|------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 897 |
| LLD: | - |
| Zoning: | M-C1 |
| Utilities: | - |

Inclusions: Curtain rods & blinds, electric stove, built-in dishwasher, refrigerator, OTR microwave.

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 pets. 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 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.