

66 Country Village Villas NE
Calgary, Alberta

MLS # A2178170



\$425,000

Division:	Country Hills Village		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,306 sq.ft.	Age:	2007 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Storage Cabinets at base of stairs in Basement, TV Wall mount in Living Room, BBQ,

Welcome to this well-maintained, affordable 3-bedroom home in the highly sought-after Lighthouse Landing complex! With over 1,300 square feet of open-concept living space, this property offers a comfortable layout perfect for families and entertainers alike. Enjoy a spacious main floor featuring a bright living area that opens onto a preserved wood deck, ideal for BBQs and relaxation, with scenic views backing onto greenspace. The kitchen and dining area seamlessly connect, creating a versatile, inviting space. The Raised Eating Bar is great for entertaining or serving your Gourmet treats when entertaining. Full Appliance package with a Over the Range Microwave and new Moen touchless Faucet complete the Kitchen. This home includes a full bathroom, a convenient half bath, and roughed-in plumbing for a bathroom in the basement—ready to develop along with additional bedrooms or a rec room for even more living space. Features like a single attached garage, additional driveway parking, and visitor parking just steps away add convenience. Recent upgrades include a 2023 hot water tank and furnace maintenance, ensuring peace of mind for years to come. Lighthouse Landing is a pet-friendly complex within walking distance of shops, restaurants, parks, transit, and schools. Residents also enjoy a pond with roughly 1km of walking/biking paths around it, a playground, and scenic green spaces throughout the community. Country Hills was once known for having the most Retail Shops in one community so Don't miss your chance to own in this desirable location!