

**4410, 31 Country Village Manor NE
Calgary, Alberta**

MLS # A2296013



\$309,900

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	881 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 487
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: None

Welcome to this stunning TOP-FLOOR CORNER condo in Lighthouse Landing, offering exceptional privacy, natural light, and beautiful views from your semi-circular covered balcony. This immaculate home features 2 bedrooms and 2 full bathrooms, and an indoor underground parking, thoughtfully designed with no shared walls between bedrooms for added comfort. Inside, you'll find a bright and spacious and functional layout highlighted by high-end engineered flooring, maple cabinetry, and stainless steel appliances. The inviting living room is anchored by a corner gas fireplace, creating the perfect space to relax or entertain, while the balcony gas line makes outdoor grilling a breeze. The main living area is warm and inviting, perfect for relaxing or hosting, while large windows bring in plenty of natural light throughout the home. The kitchen is efficiently designed with ample cabinetry and workspace, flowing seamlessly into the dining and living areas for easy everyday living. This home features two well sized bedrooms, including a primary retreat complete with its own ensuite and walk-in closet, offering both privacy and practicality. Enjoy your own private balcony, ideal for morning coffee or unwinding at the end of the day. With in suite laundry and a smart layout all on one level, this home is perfect for low maintenance living. Located in the highly desirable community of Country Hills Village, residents enjoy a walkable lifestyle with easy access to park, pond, shopping, restaurants, groceries (Superstore, Sobeys), medical & dental services, schools, library, public transit, and recreation, including the nearby Vivo Recreation Centre, Landmark Cinema, Commuters will appreciate quick connections to Stoney Trail and Deerfoot Trail, with CrossIron Mills just minutes away and the airport only a short drive. This is an ideal opportunity for first time buyers,

downsizers, or investors looking for a property in a prime, amenity rich location. This is condo living at its finest—comfort, convenience, and style all in one.