



CORY PELCHAT
 REALTOR®
 GRASSROOTS REALTY GROUP LTD.

780-933-9938
 pelchatsold@gmail.com

**105, 17 Country Village Bay NE
 Calgary, Alberta**

MLS # A2268251



\$299,000

Division:	Country Hills Village		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Plug-In, Side By Side, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 627
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	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 — 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!