

**4206, 31 Country Village Manor NE  
Calgary, Alberta**

**MLS # A2182902**



**\$299,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Country Hills Village                                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                      |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)   |               |                   |
| <b>Size:</b>     | 838 sq.ft.  | <b>Age:</b>   | 2010 (14 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Garage Door Opener, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Lake, See Remarks                                       |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 465 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** N/A

2 bed/2 bath condo in the LAKE COMMUNITY of Lighthouse Landing. This unit is conveniently located on the 2nd floor. Great OPEN CONCEPT layout with generous size bedrooms and INSUITE LAUNDRY. Heated underground parking and a separate storage area is included. Some TLC required (paint and kitchen counters). Great location within walking distance to the lake, shopping and so much more. Quick access to Deerfoot/Stoney Tr and Cardel Center. Don't miss out on this great opportunity to own in this established lake community!