

**56 Country Village Manor NE**  
**Calgary, Alberta**

**MLS # A2272306**



**\$419,900**

<b>Division:</b>	Country Hills Village		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Other, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 354
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CAL ZONE N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Other
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NONE

Welcome to this beautifully maintained and upgraded 3-bedroom, 2.5-bathroom(Basment bath has toilet and rough-in for STANDING SHOWER) home that truly shines with pride of ownership. From the moment you walk in, you'll notice the care and attention to detail that has gone into maintaining this property. This home offers both comfort and modern touches in an ideal location close to parks, recreation, and all the amenities you could need. The main floor features a bright and welcoming living room with a cozy gas fireplace, perfect for relaxing evenings or gathering with friends and family. Large windows flood the space with natural light, complemented by tasteful lighting. The kitchen is thoughtfully designed with ample cabinetry, and a stainless steel fridge, making it as functional as it is stylish. A convenient dining area opens directly to the south-facing back deck, where you can enjoy all-day sunshine, a gas BBQ line, and an unobstructed open backyard, an ideal setting for outdoor dining or peaceful morning coffee. Upstairs, you'll find a spacious primary bedroom featuring elegant French doors, a walk-in closet, and direct access to the full upstairs bathroom. The additional two bedrooms are beautifully maintained, bright, and versatile, perfect for family, guests, or a home office. Every aspect of this home reflects thoughtful upgrades and exceptional upkeep, from the quality finishes to the functional layout. The property also includes a single attached garage plus a driveway for additional parking, offering convenience and ease of access year-round. Located in a welcoming community near a large pond with a scenic walking path, you'll have endless opportunities for outdoor enjoyment right at your doorstep. Plus, you're just minutes away from VIVO Recreation Centre, schools, shopping, and transit, making this a fantastic

home for families and professionals alike. If you're looking for a home that's truly move-in ready, bright, beautifully updated, and cared for to perfection, this is the one.