# \$435,000 - 38 Country Village Gate Ne, Calgary

MLS® #A2213137

# \$435,000

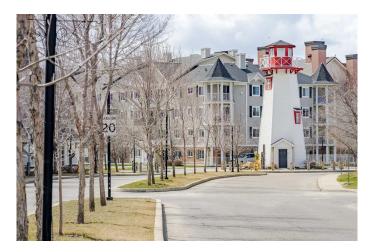
3 Bedroom, 3.00 Bathroom, 1,246 sqft Residential on 0.00 Acres

Country Hills Village, Calgary, Alberta

Welcome Home! This beautiful 3-bedroom END UNIT townhome is tucked away in a guiet spot, backing onto green space and it's packed with features that are sure to impress! You'II LOVE the central A/C, HARDWOOD floors, GRANITE countertops, LOW condo fees & TWO titled parking stalls, both siding onto green space which means you only have one neighbor to park beside â€" a rare and valuable feature! Step inside and enjoy the bright, open-concept main floor, perfect for everyday living and entertaining. The spacious living room is filled with natural light and flows seamlessly into the upgraded kitchen, complete with full height espresso cabinetry, granite counters, tile backsplash, pendant lighting, corner pantry, and a cozy dining nook that opens to the back deckâ€"perfect for BBQs or unwinding in the fresh air. Upstairs offers a smart and functional layout with 3 generous bedrooms, including a large primary suite that comfortably fits a KING size bed and features a WALK IN closet and 4-piece ENSUITE. The unfinished basement is ready for your creative ideas, with a bathroom rough-in and a large windowâ€"ideal for a future bedroom or rec space. Located in the desirable community of Lighthouse Landing, you're close to everythingâ€"parks, schools, shopping & restaurants with quick access to Stoney Trail, Country Hills Blvd, and YYC Airport. Whether you're a first-time buyer, downsizer, or investor, this home offers incredible value and is 100% move-in ready.







This is the deal you have been waiting for!!

#### Built in 2008

#### **Essential Information**

MLS® # A2213137 Price \$435,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,246 Acres 0.00 Year Built 2008

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 38 Country Village Gate Ne

Subdivision Country Hills Village

City Calgary
County Calgary
Province Alberta
Postal Code T3K 0E7

#### **Amenities**

Amenities Playground, Storage, Visitor Parking

Parking Spaces 2

Parking Stall, Titled

# Interior

Interior Features Bookcases, Breakfast Bar, Ceiling Fan(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Features Playground, Private Entrance

Lot Description Landscaped, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed April 18th, 2025

Days on Market 25

Zoning DC

# **Listing Details**

Listing Office Real Broker

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