

# \$428,000 - 92 Country Village Lane Ne, Calgary

MLS® #A2211311

**\$428,000**

3 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 0.03 Acres

Country Hills Village, Calgary, Alberta

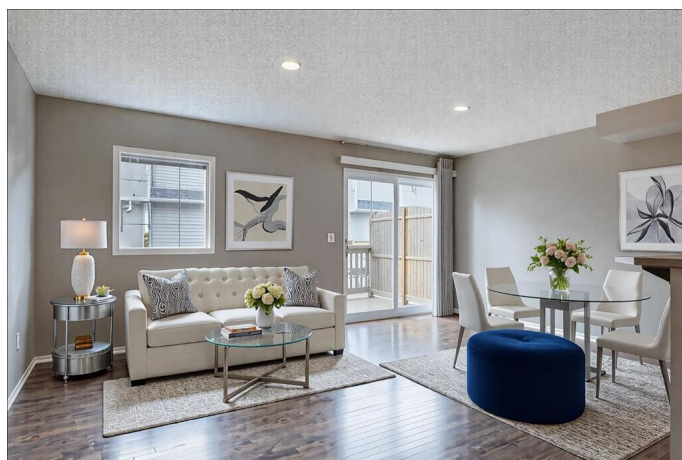
Attention first-time buyers and savvy investors!

This beautiful and well cared for 2-storey townhouse in the sought-after community of Country Hills Village offers exceptional value and smart design. Featuring two spacious primary bedrooms, each with its own 4-piece ensuite, this layout is perfect for having roommates, entertaining guests, or rental flexibility. The bright main floor boasts hardwood floors, a large living area, cozy dining nook, and a stylish U-shaped kitchen with black appliances, eating bar, and a large pantry. Enjoy the bright backyard, just steps from the playground and the convenience of an attached single garage—a must for Calgary winters. The basement has a large bedroom and well started bathroom awaiting your finishing touches. Ideally located near a scenic pond, schools, parks, shopping, VIVO Rec Centre, and transit, plus quick access to Deerfoot, Stoney Trail, and the airport. Whether you're looking for your first home or a solid rental property, this one checks all the boxes!

Built in 2007

## Essential Information

MLS® #	A2211311
Price	\$428,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.03
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	92 Country Village Lane Ne
Subdivision	Country Hills Village
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3k 0e8

### **Amenities**

Amenities	Park, Playground, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached, Driveway
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### **Exterior**

Exterior Features	Playground
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 14th, 2025  
Days on Market                26  
Zoning                              DC

**Listing Details**

Listing Office                    Real Broker

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