

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

MLS® #A2213137

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.03 Acres

Country Hills Village, Calgary, Alberta

Welcome Home! This beautiful 3-bedroom END UNIT townhome is tucked away in a quiet spot, backing onto green space and it's packed with features that are sure to impress! You'll 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 – 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 deck – 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 window – ideal for a future bedroom or rec space. Located in the desirable community of Lighthouse Landing, you're close to everything – 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	0.03
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        28  
Zoning                    DC

**Listing Details**

Listing Office            Real Broker

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