

\$399,900 - 74 Country Village Gate Ne, Calgary

MLS® #A2232841

\$399,900

3 Bedroom, 3.00 Bathroom, 1,261 sqft
Residential on 0.03 Acres

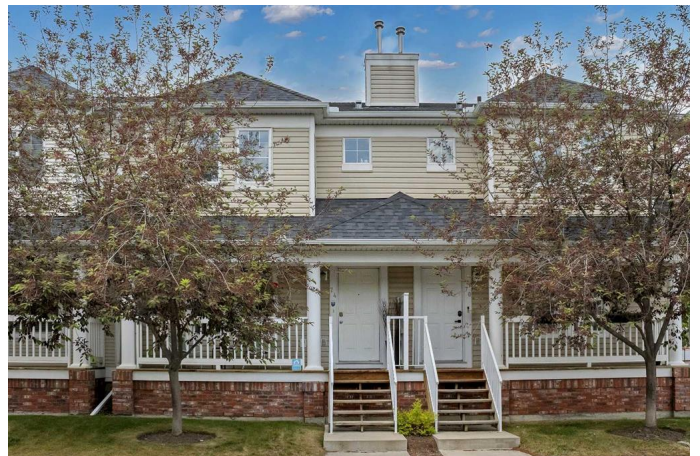
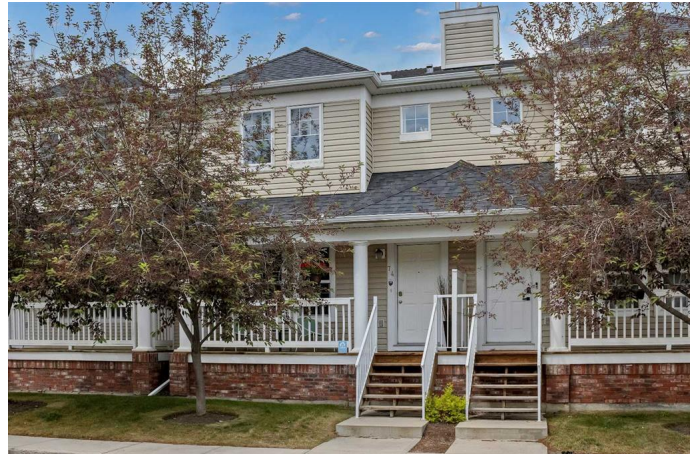
Country Hills Village, Calgary, Alberta

Priced to sell and move-in ready, this well-maintained 3-bedroom townhome with a fully finished basement in the highly sought-after complex of Lighthouse Landing in North Calgary. Offering over 1500 SF of developed living space, this home combines style, function, and location for the perfect family-friendly lifestyle.

The main floor features a bright and open layout with large windows, allowing natural light to flow throughout the spacious living and dining areas. A cozy corner fireplace and recessed pot lights throughout give this space a wonderful ambiance. The kitchen is equipped with rich cabinetry to the ceiling, granite countertops, corner pantry, and a three seat kitchen island—ideal for both everyday living and entertaining.

Upstairs, you'll find the primary suite with a walk-in closet and easy access to the main 4-piece bathroom. 2 more generously sized bedroom, serviced by a 4 pc bath with a jetted tub, complete this level. The fully developed basement adds extra living space and included a roughed-in bathroom for future potential.

Step outside to a private patio, perfect for summer BBQs or relaxing outdoors, and enjoy the beautifully landscaped grounds of this quiet and well-managed complex. One Titled parking stalls is close by for added



convenience.

For sale by the original owner and extremely cared for. this home is ideally located within 5 minutes of a Elementary School, High School and Catholic School and just steps from parks, walking paths, public transit, and the picturesque pond in Lighthouse Landing. This home offers a fantastic opportunity to enjoy one of the area's most desirable townhome communities. Book your private showing today and discover everything this wonderful home has to offer.

Built in 2008

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2232841 |
| Price | \$399,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,261 |
| Acres | 0.03 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|---------|----------------------------|
| Address | 74 Country Village Gate Ne |
|---------|----------------------------|

| | |
|-------------|-----------------------|
| Subdivision | Country Hills Village |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3K 0L5 |

Amenities

| | |
|----------------|---------------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Stall, Titled |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Granite Counters, Laminate Counters |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | None |
| Lot Description | Level |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 80 |
| Zoning | DC (pre 1P2007) |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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