

# \$419,900 - 74 Country Village Gate Ne, Calgary

MLS® #A2232841

**\$419,900**

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

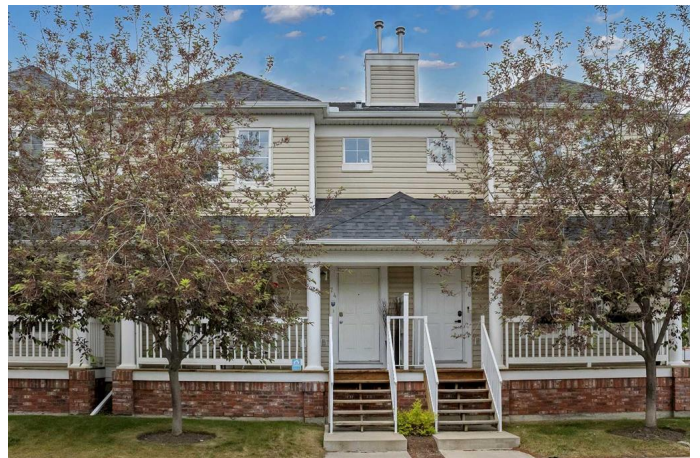
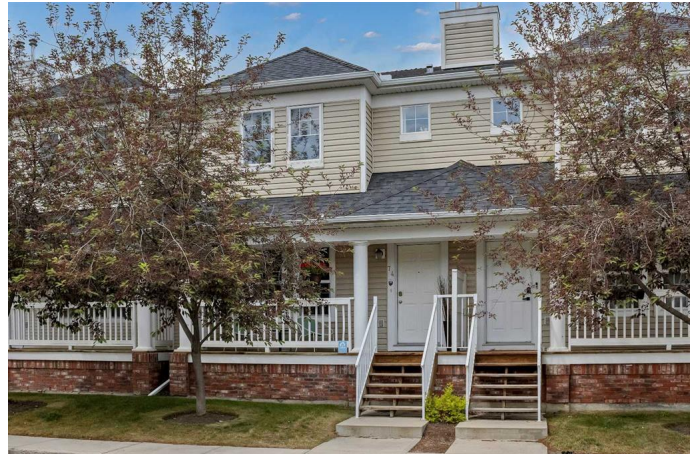
Country Hills Village, Calgary, Alberta

Welcome to this beautifully 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 finished basement adds excellent versatility, with a large rec room that's perfect for a media area, home gym, office, or playroom, along with additional storage and laundry. There is also a rough in and framed bathroom for your future plans.

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.

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	\$419,900
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	Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
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	22
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	eXp Realty
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