

# \$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

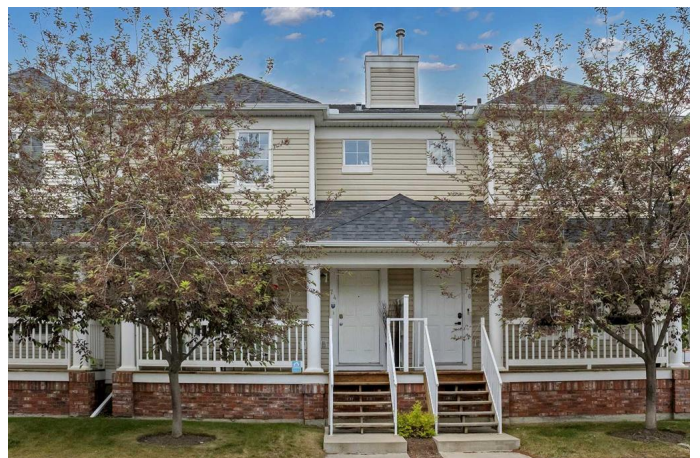
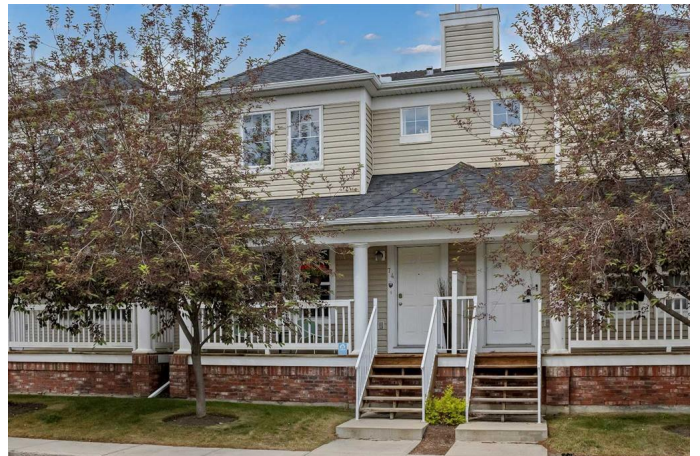
Country Hills Village, Calgary, Alberta

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 | 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 | 85              |
| Zoning         | DC (pre 1P2007) |

### Listing Details

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

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