

Country Hills

3314 -
10 Country Village
Park NE



—THE
McKELVIE
—GROUP.com

real
Real Broker



Rick Easthope
403-999-1397

rick@themckelviigroup.com
www.themckelviigroup.com

3314 - 10 Country Village Park NE

Welcome to Lighthouse Landing! This is a beautifully maintained community in the heart of Country Hills Village, where comfort, convenience, and lifestyle come together effortlessly. This meticulously cared-for, original-owner condo offers more than just a home, it delivers an easy, active, and connected way of living. With wonderful lake views, a vibrant community atmosphere, and direct access to a scenic walking path circling the water, this is where your everyday routine meets relaxation. The thoughtfully designed sun filled 2-bedroom layout offers both functionality and warmth. The open-concept main living area features rich hardwood flooring throughout, complimenting the premium stainless steel appliance package, and contemporary sand-stained cabinetry in the kitchen. A raised breakfast bar offers the perfect spot for morning coffee or casual meals, while the open sightlines into the living and dining area create a natural flow that feels spacious and inviting. Large windows fill the space with natural light, highlighting the quality of care this home has received over the years. Unwind after a long day and watch the newest release or your favourite team in the spacious living room. Step out onto your private balcony, the ideal retreat for unwinding after a long day or enjoying the fresh air as the sun sets over the lake. Both bedrooms are generously sized and positioned for privacy, perfect for a roommate setup, young family, home office, or anyone looking for a dedicated guest space. The primary bedroom provides a calm and comfortable atmosphere and includes a spa-like 3pc ensuite and walk-in closet. The second bedroom can easily double as a hobby room or home office. A versatile den adds even more flexibility, ideal for working remotely, managing household tasks, or setting up a quiet study corner. Completing this floor plan is pristine 4pc bathroom, convenient in-suite laundry. Step outside and embrace the active lifestyle that Country Hills Village is known for. The 1.5 km paved path around the lake is perfect for morning jogs, evening strolls, or peaceful moments surrounded by nature. Ducks gliding across the water, community benches overlooking the pond, and tree-lined walkways create an atmosphere that encourages relaxation and connection. Residents of Lighthouse Landing also enjoy the confidence of living in a well-managed building with a strong sense of community. You will have the benefit of heated underground titled parking, convenient titled surface parking and a secure storage locker. The complex is beautifully maintained year-round, offering a peaceful environment for homeowners who value both quality & convenience. Location is everything here. You are just minutes from Country Hills Towne Centre, Superstore, Vivo Rec Centre, Landmark Cinemas, and countless restaurants and cafes. Quick access to major routes like Stoney Trail & Deerfoot Trail ensures an easy commute to anywhere in the city, and Calgary International Airport is only 10 mins away.



10 Country Village Park NE # 3314 Calgary, AB T3K 0W5

Residential
Active

A2268552



PD:

DOM: 1

LP: \$375,000.00

OP: \$375,000.00

Class:	Apartment	City:	Calgary
County:	Calgary	Subdivision:	Country Hills Village
Type:	Low Rise (2-4 stories)	Ttl Beds:	2
Levels:	Single Level Unit	F/H Bth:	2/0
Year Built:	2010	RMS SQFT:	840.66
LINC#:	0035029974	LP/SF:	\$446.08
Arch Style:	Apartment-Single Level Unit	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Negotiable	Lot Size:	SF SM
Lot Dim:		Lot Depth:	M'
Front Length:		Lot:	
Legal Desc:	1113472;929	Condo:	Yes
Legal Pln:	1113472 Blk:		
Zoning:	DC (pre 1P2007)	Tax Amt/Yr:	\$1,965.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	E
Restrict:	Utility Right Of Way		

Recent Change: **11/06/2025 : NEW**

Public Remarks: Welcome to Lighthouse Landing! This is a beautifully maintained community in the heart of Country Hills Village, where comfort, convenience, and lifestyle come together effortlessly. This meticulously cared-for, original-owner condo offers more than just a home, it delivers an easy, active, and connected way of living. With wonderful lake views, a vibrant community atmosphere, and direct access to a scenic walking path circling the water, this is where your everyday routine meets relaxation. The thoughtfully designed sun filled 2-bedroom layout offers both functionality and warmth. The open-concept main living area features rich hardwood flooring throughout, complimenting the premium stainless steel appliance package, and contemporary sand-stained cabinetry in the kitchen. A raised breakfast bar offers the perfect spot for morning coffee or casual meals, while the open sightlines into the living and dining area create a natural flow that feels spacious and inviting. Large windows fill the space with natural light, highlighting the quality of care this home has received over the years. Unwind after a long day and watch the newest release or your favourite team in the spacious living room. Step out onto your private balcony, the ideal retreat for unwinding after a long day or enjoying the fresh air as the sun sets over the lake. Both bedrooms are generously sized and positioned for privacy, perfect for a roommate setup, young family, home office, or anyone looking for a dedicated guest space. The primary bedroom provides a calm and comfortable atmosphere and includes a spa-like 3pc ensuite and walk-in closet. The second bedroom can easily double as a hobby room or home office. A versatile den adds even more flexibility, ideal for working remotely, managing household tasks, or setting up a quiet study corner. Completing this floor plan is pristine 4pc bathroom, convenient in-suite laundry. Step outside and embrace the active lifestyle that Country Hills Village is known for. The 1.5 km paved path around the lake is perfect for morning jogs, evening strolls, or peaceful moments surrounded by nature. Ducks gliding across the water, community benches overlooking the pond, and tree-lined walkways create an atmosphere that encourages relaxation and connection. Residents of Lighthouse Landing also enjoy the confidence of living in a well-managed building with a strong sense of community. You will have the benefit of heated underground titled parking, convenient titled surface parking and a secure storage locker. The complex is beautifully maintained year-round, offering a peaceful environment for homeowners who value both quality & convenience. Location is everything here. You are just minutes from Country Hills Towne Centre, Superstore, Vivo Rec Centre, Landmark Cinemas, and countless restaurants and cafes. Quick access to major routes like Stoney Trail & Deerfoot Trail ensures an easy commute to anywhere in the city, and Calgary International Airport is only 10 mins away.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	78.10	Mtr2	840.66	SqFt
Baths:	0	0	0	1	0	0	Bed Abv: 2	Total AG:	78.10	Mtr2	840.66	SqFt
EnSt Bth:	0	0	1	0	0	0	Rms Abv: 6					

Property Information

Basement:		Laundry Ft:	In Unit
Heating:	Baseboard, Natural Gas	Cooling:	None
Construction:	Brick, Vinyl Siding, Wood Frame	Fireplaces:	0
Foundation:		Flooring:	Ceramic Tile, Hardwood
Exterior Feat:	Balcony	Fencing:	
Roof Type:	Asphalt Shingle	Balcony:	Balcony(s), See Remarks
Reports:	None		
Parking:	Heated Garage, Stall, Underground Total: 2		
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Comm Feature:	Lake, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Goods Include:	N/A		
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Water Conditioner, Water Softener, Window Coverings		
Other Equip:	Ceiling Fan(s)		



Condo Information

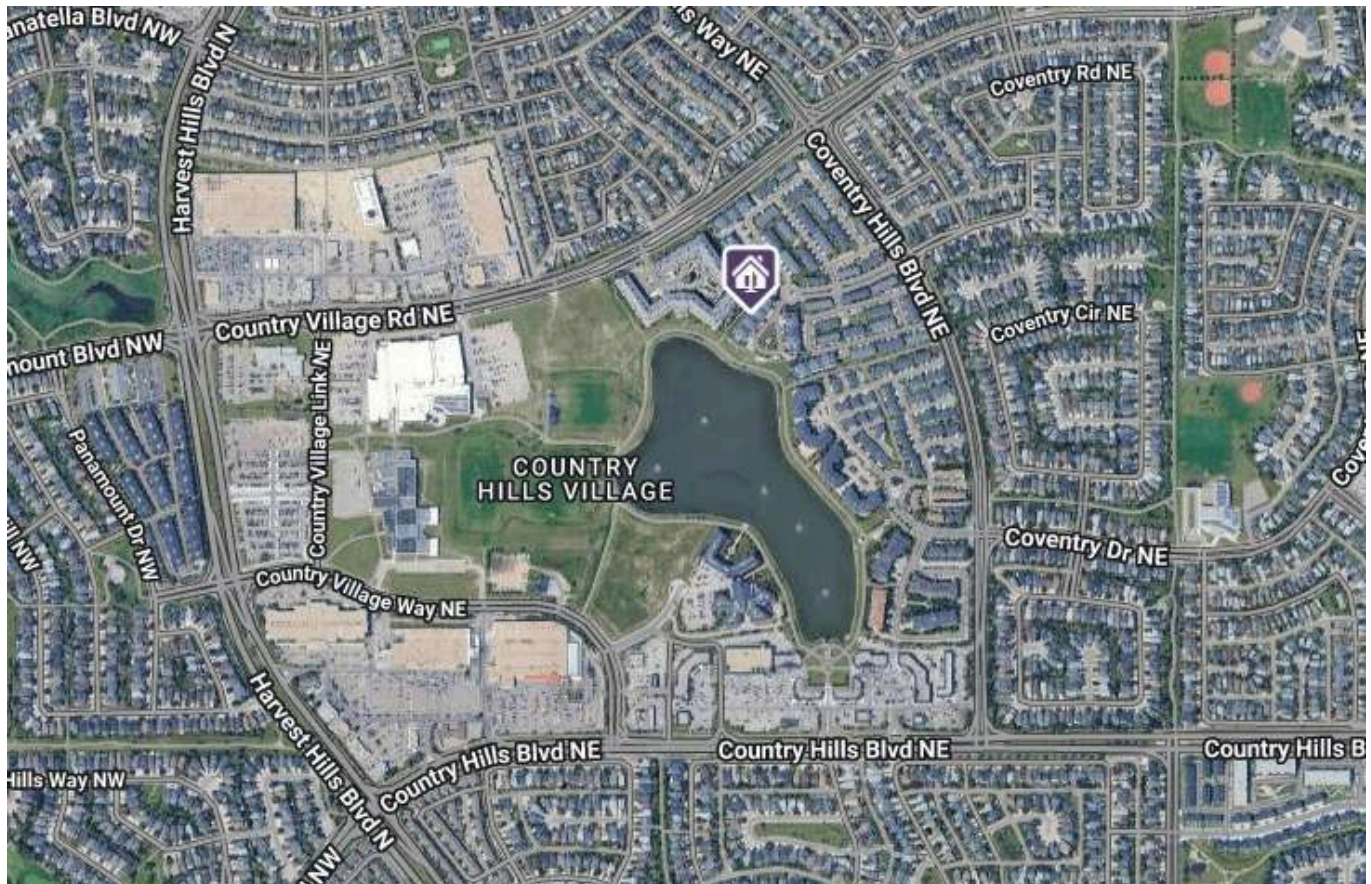
Condo Name:	Lighthouse Landing			Condo Fee:	\$493.39/Monthly
Condo Type:	Conventional Condo	Post Tension:	No	HOA:	
Mgmt Co/Ph:	Simco Property Management/403-234-0166			Floor #:	3
Prk Plan Type:	Titled			# Elevators:	2
Legal Desc:	1113472/1113472	Prk Stall #:	1002	Total Floors:	4
Legal Park:	1113472/1002	Storage Type:	Assigned	Common Walls:	2+ Common Walls
Legal Stor:		Locker #:	3314	Unit Exposure:	E
# of Units:	16	Registrd Size:		Unit Factor:	929
Fee Includes:	Common Area Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow Removal, Trash, Water			Prk Unit Factor:	1
Reg Size Incl:				Floor Location:	Other
Assoc Amen:	Elevator(s), Park, Parking, Playground, Secured Parking, Storage, Trash, Visitor Parking				
Pets Allowed:	Restrictions				

Printed Date: 11/07/2025 12:29:34 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
3pc Ensuite bath	Main	8' 0" x 5' 0"	2.44M x 1.52M	4pc Bathroom	Main	7' 11" x 5' 3"	2.41M x 1.60M
Bedroom	Main	11' 3" x 10' 0"	3.43M x 3.05M	Dining Room	Main	8' 4" x 10' 4"	2.54M x 3.15M
Foyer	Main	5' 1" x 9' 9"	1.55M x 2.97M	Kitchen	Main	8' 1" x 8' 2"	2.46M x 2.49M
Living Room	Main	16' 7" x 16' 2"	5.05M x 4.93M	Bedroom - Primary	Main	16' 7" x 10' 11"	5.05M x 3.33M



THE FLOOR PLAN

MAIN FLOOR:

INTERIOR AREA:
840.66 SQ. FT.



ROOM DIMENSIONS

Main Building

MAIN FLOOR

3pc Ensuite: 8' x 5'

4pc Bath: 7'11" x 5'3"

Bedroom: 11'3" x 10'

Dining: 8'4" x 10'4"

Foyer: 5'1" x 9'9"

Kitchen: 8'1" x 8'2"

Living: 16'7" x 16'2"

Primary: 16'7" x 10'11"

Main Building

MAIN FLOOR

Interior Area: 840.66 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 840.66 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 840.66 sq ft

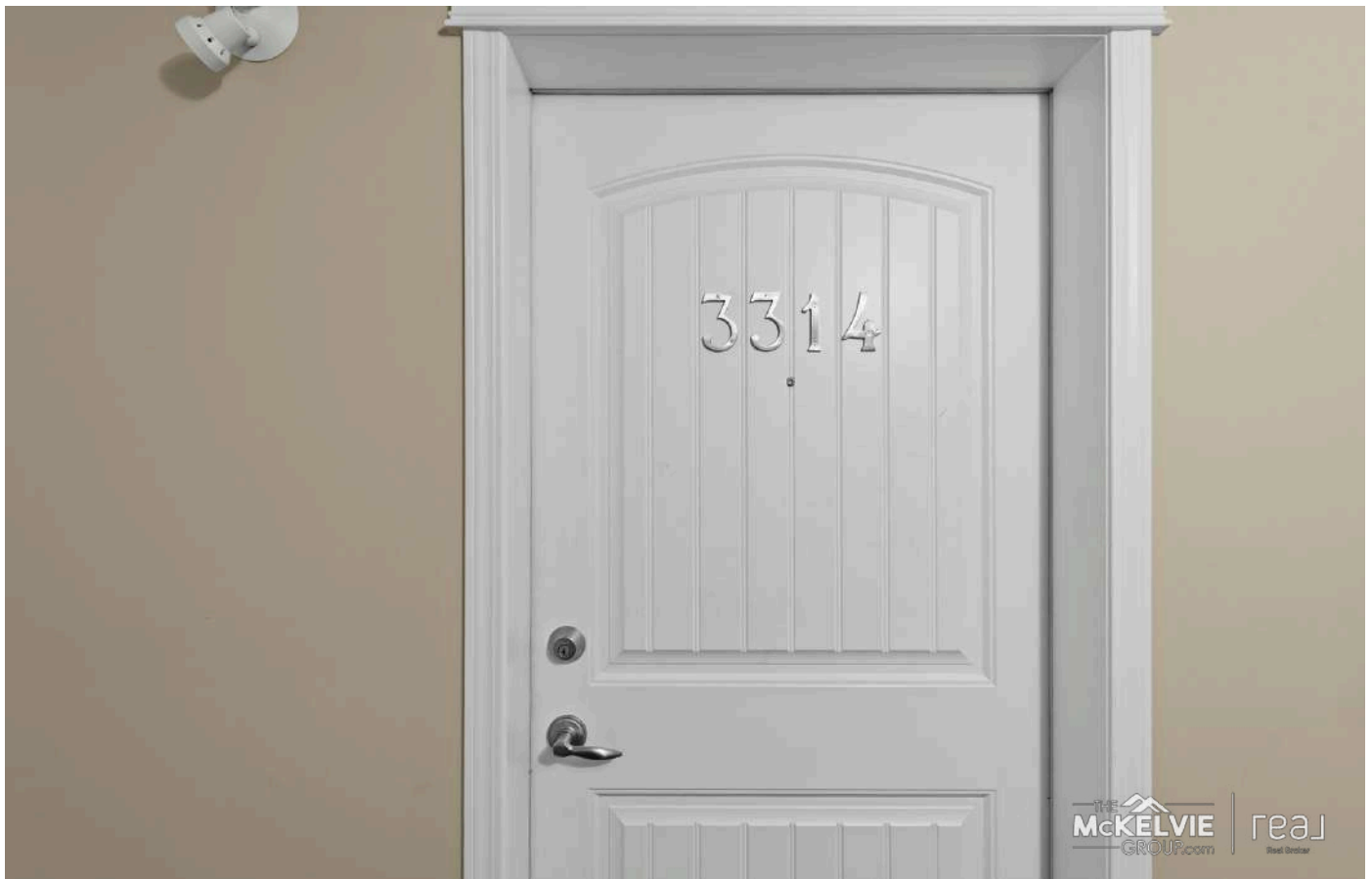
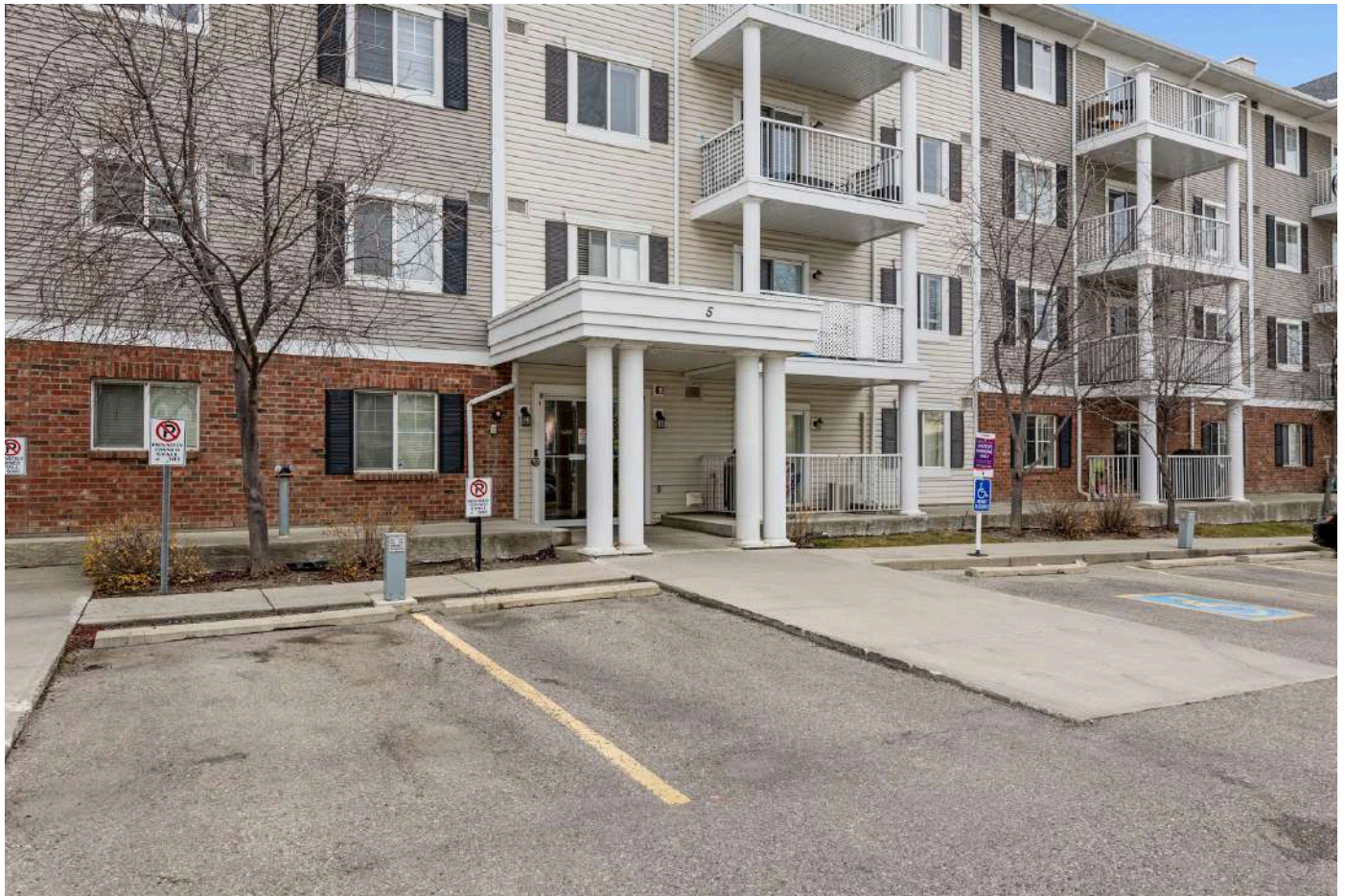
Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.



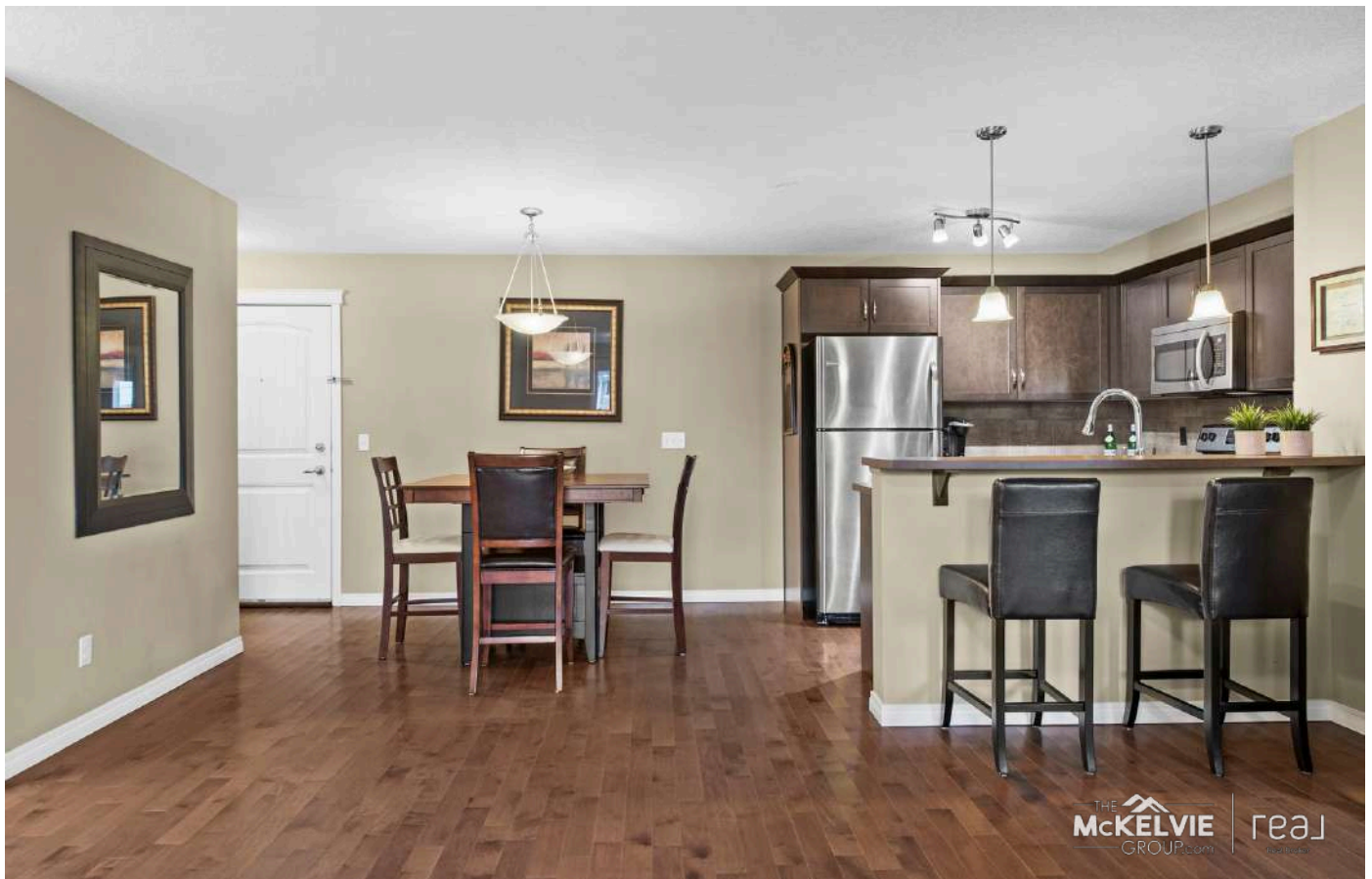


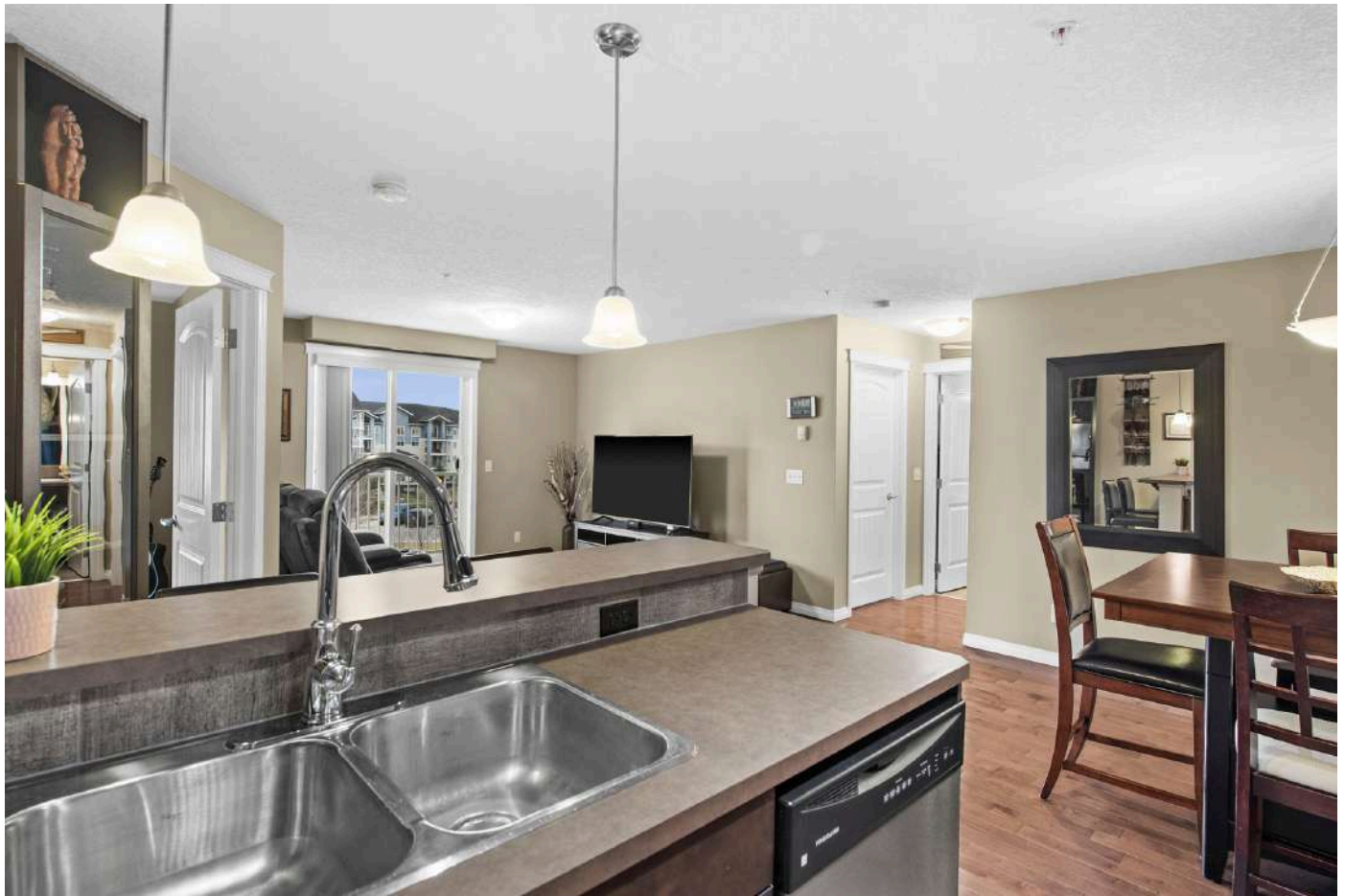


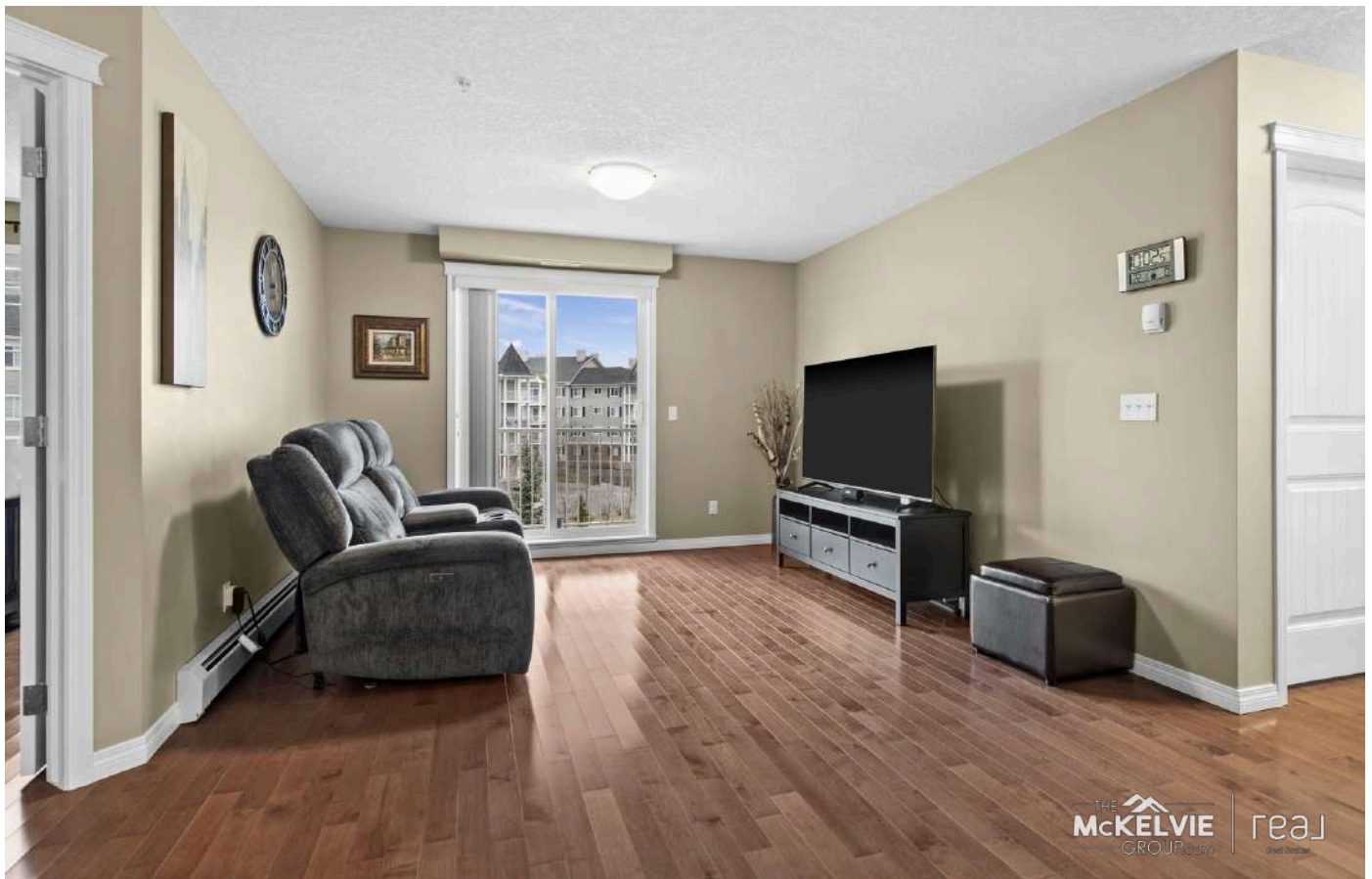






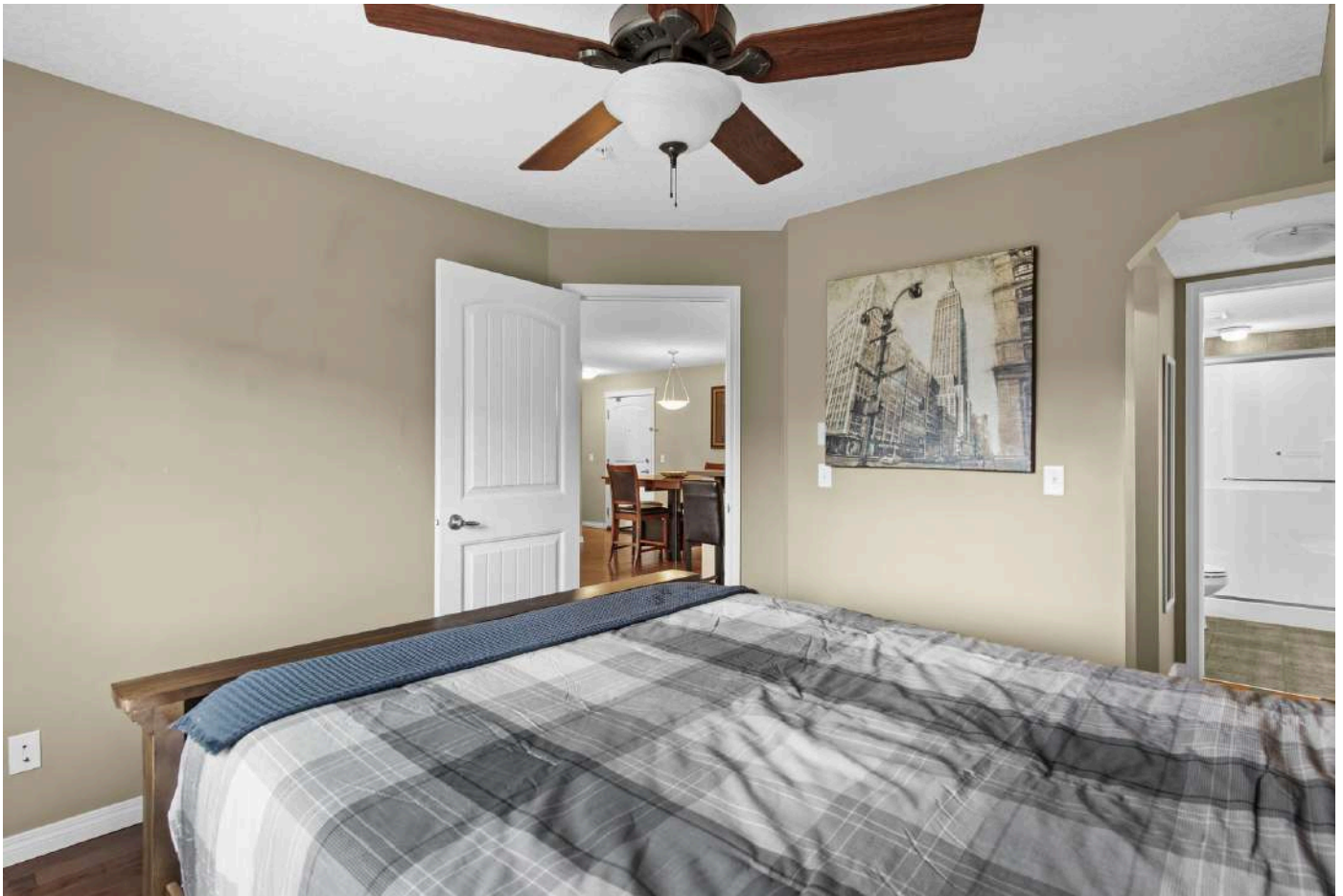


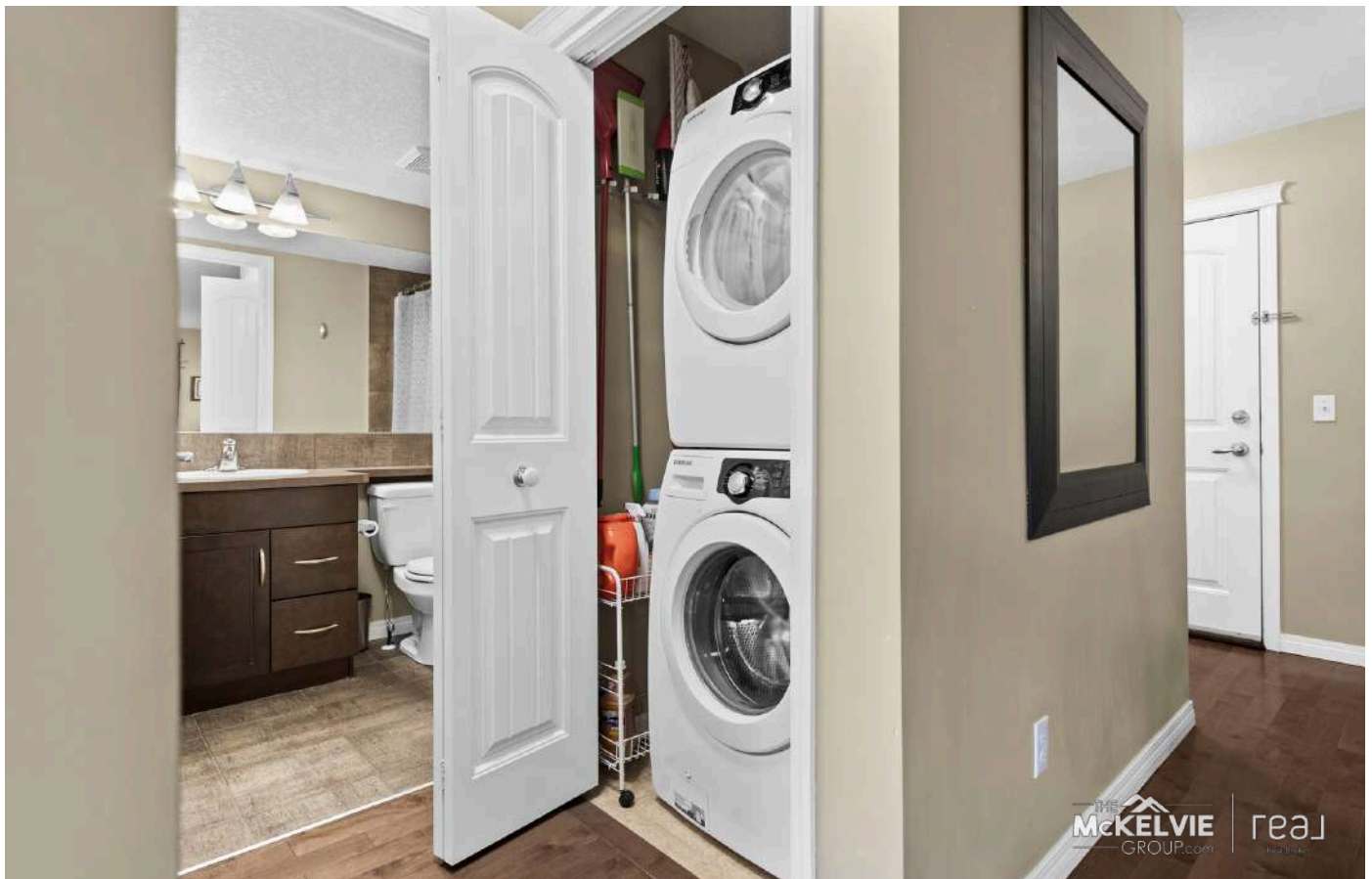


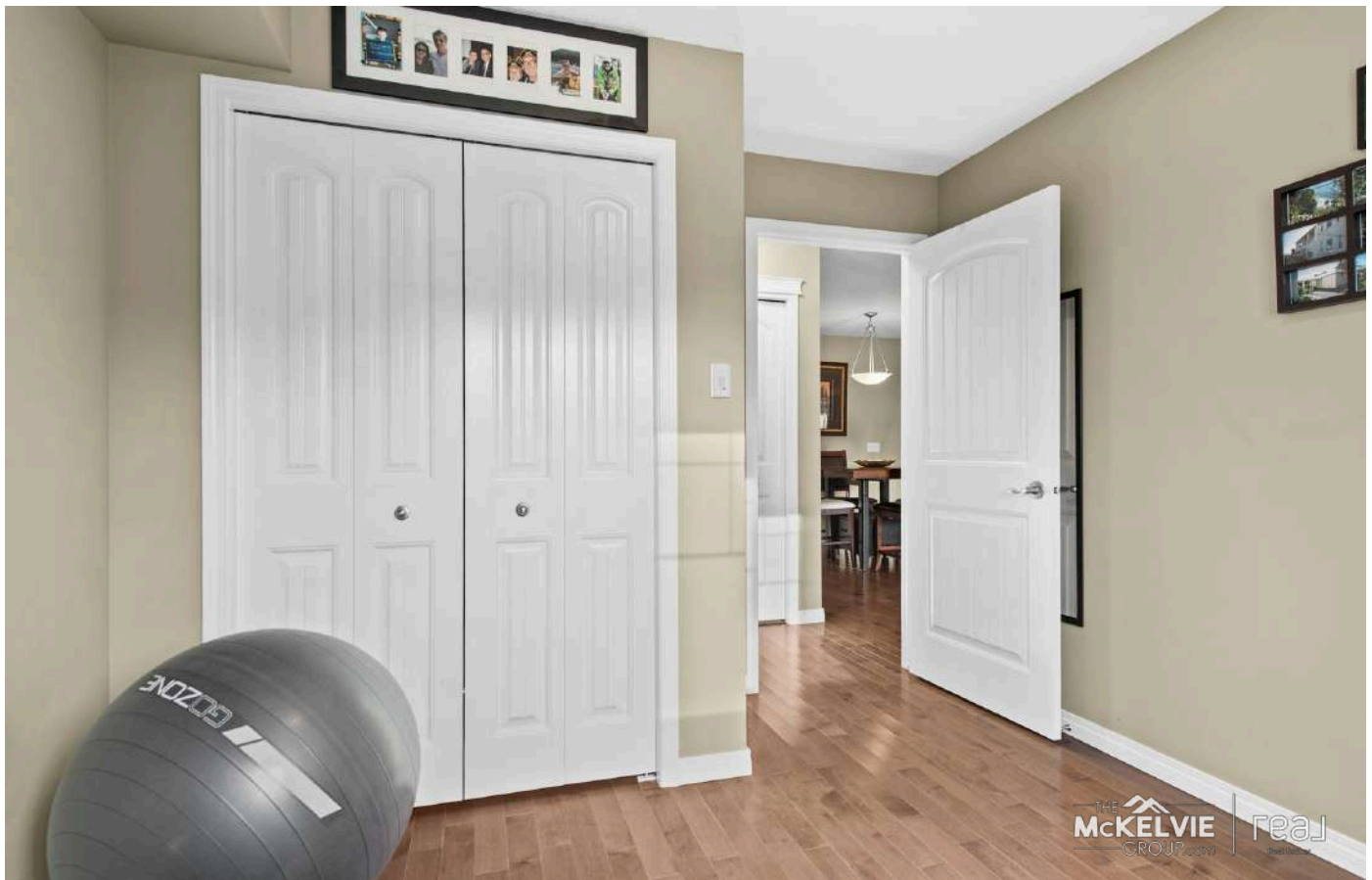


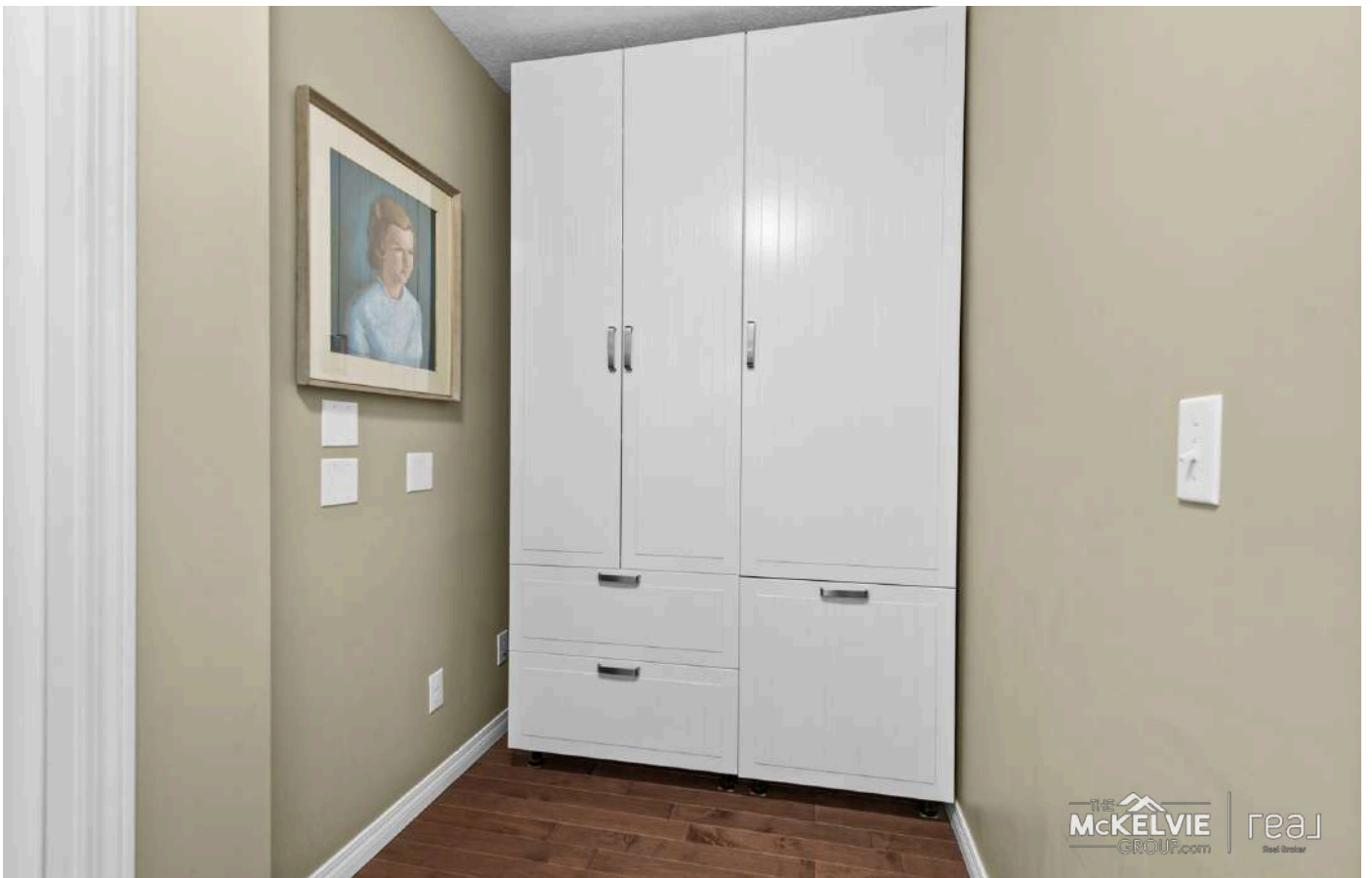


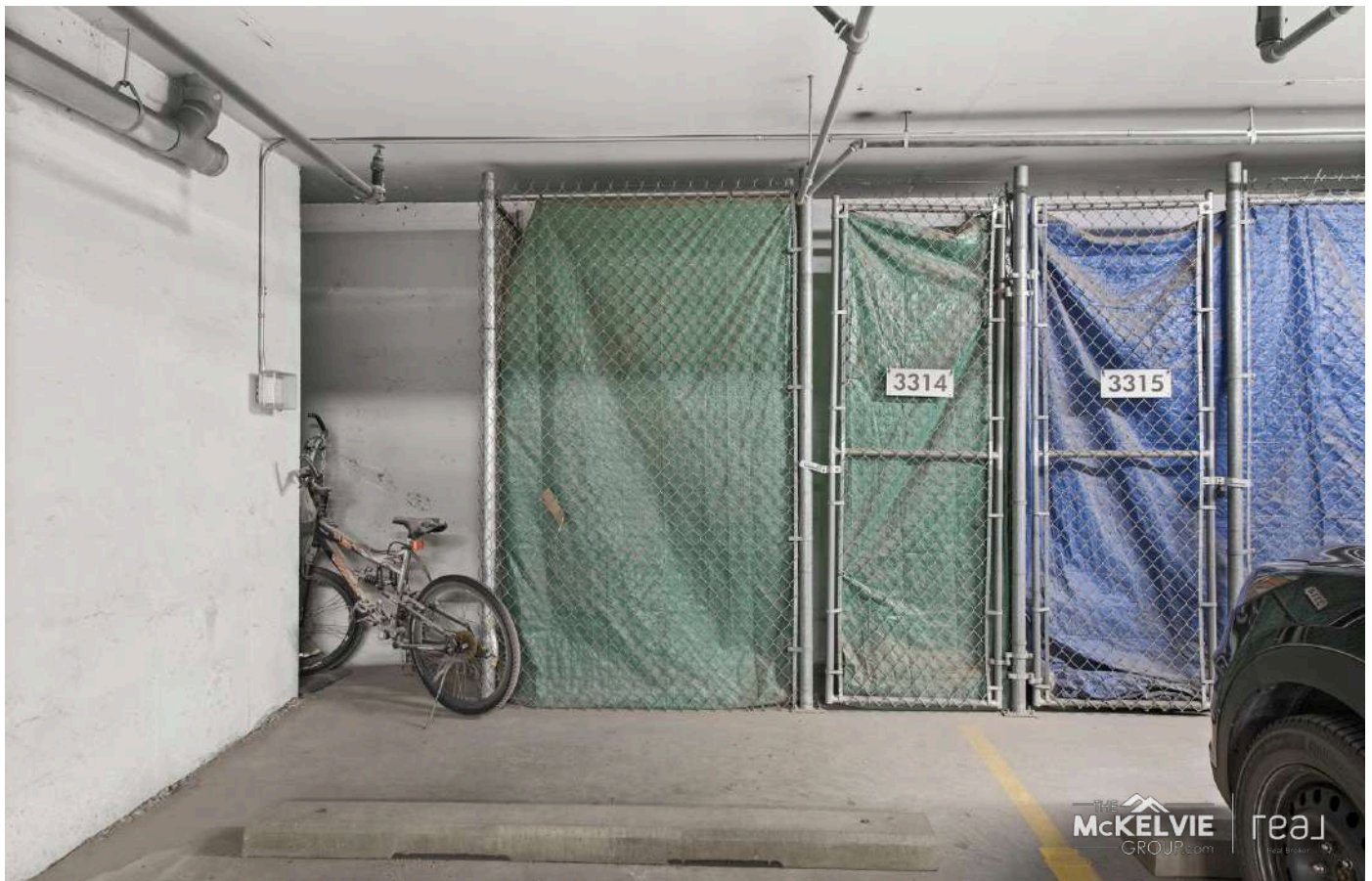
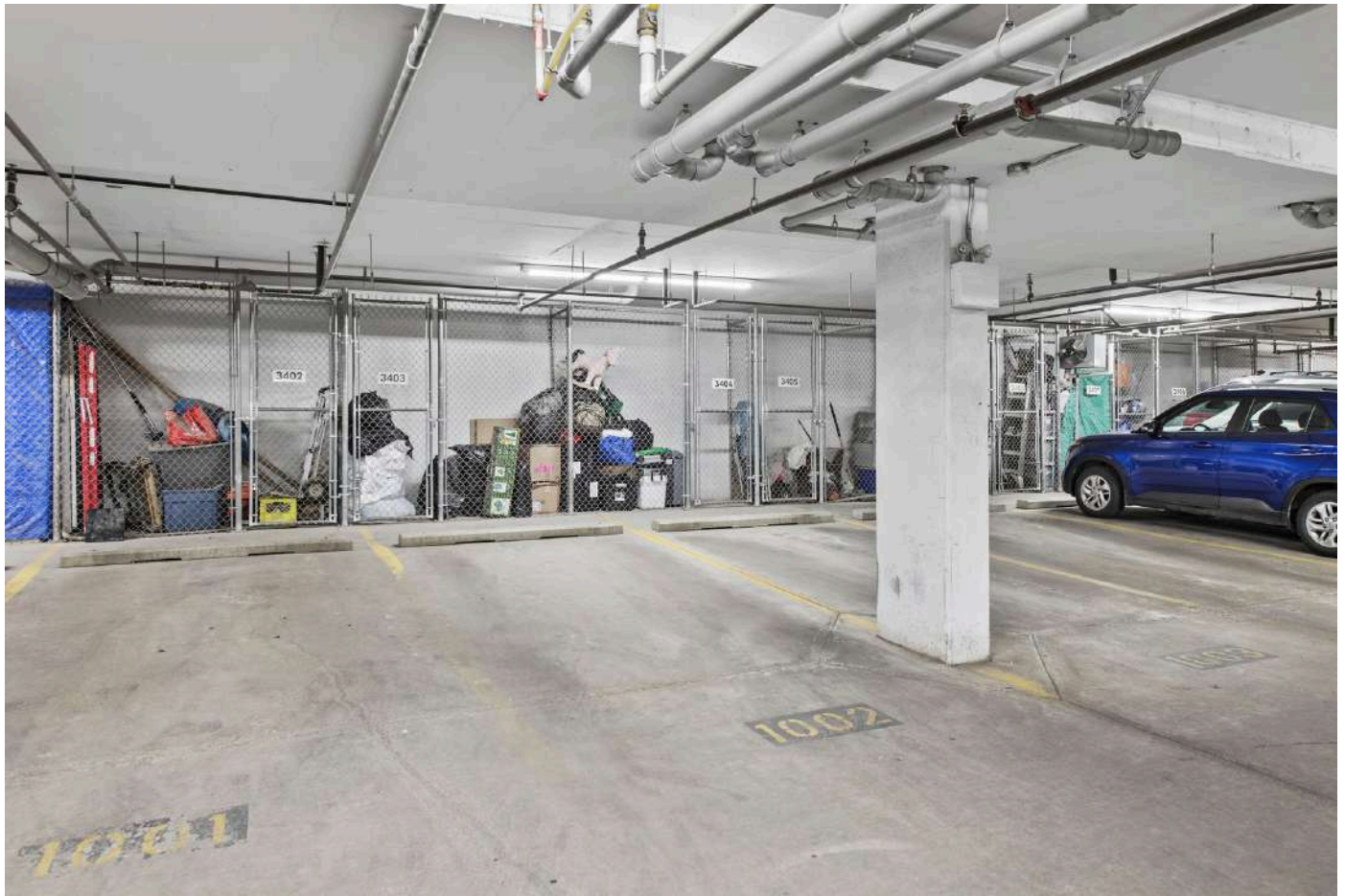


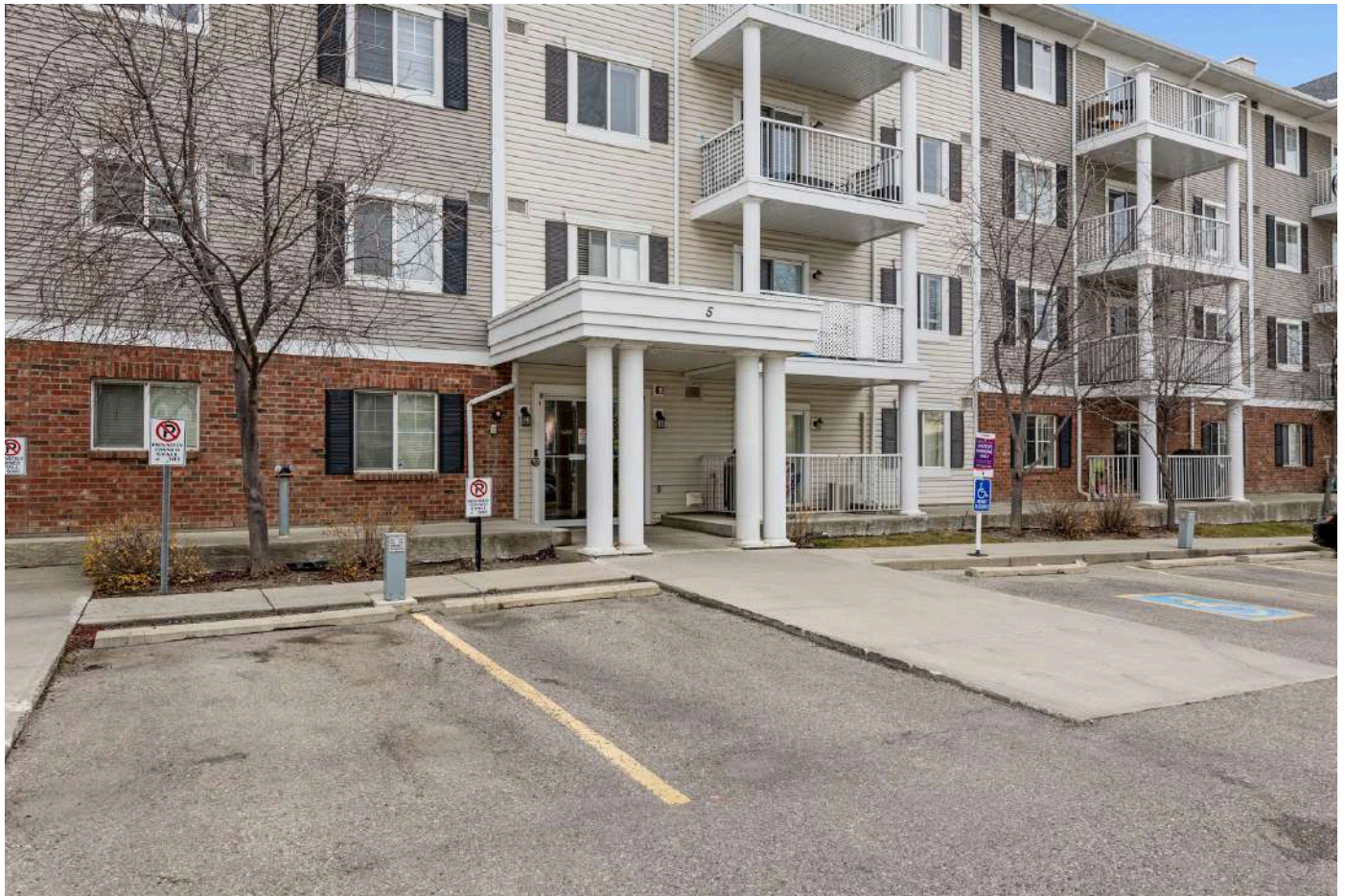






















W E L C O M E T O

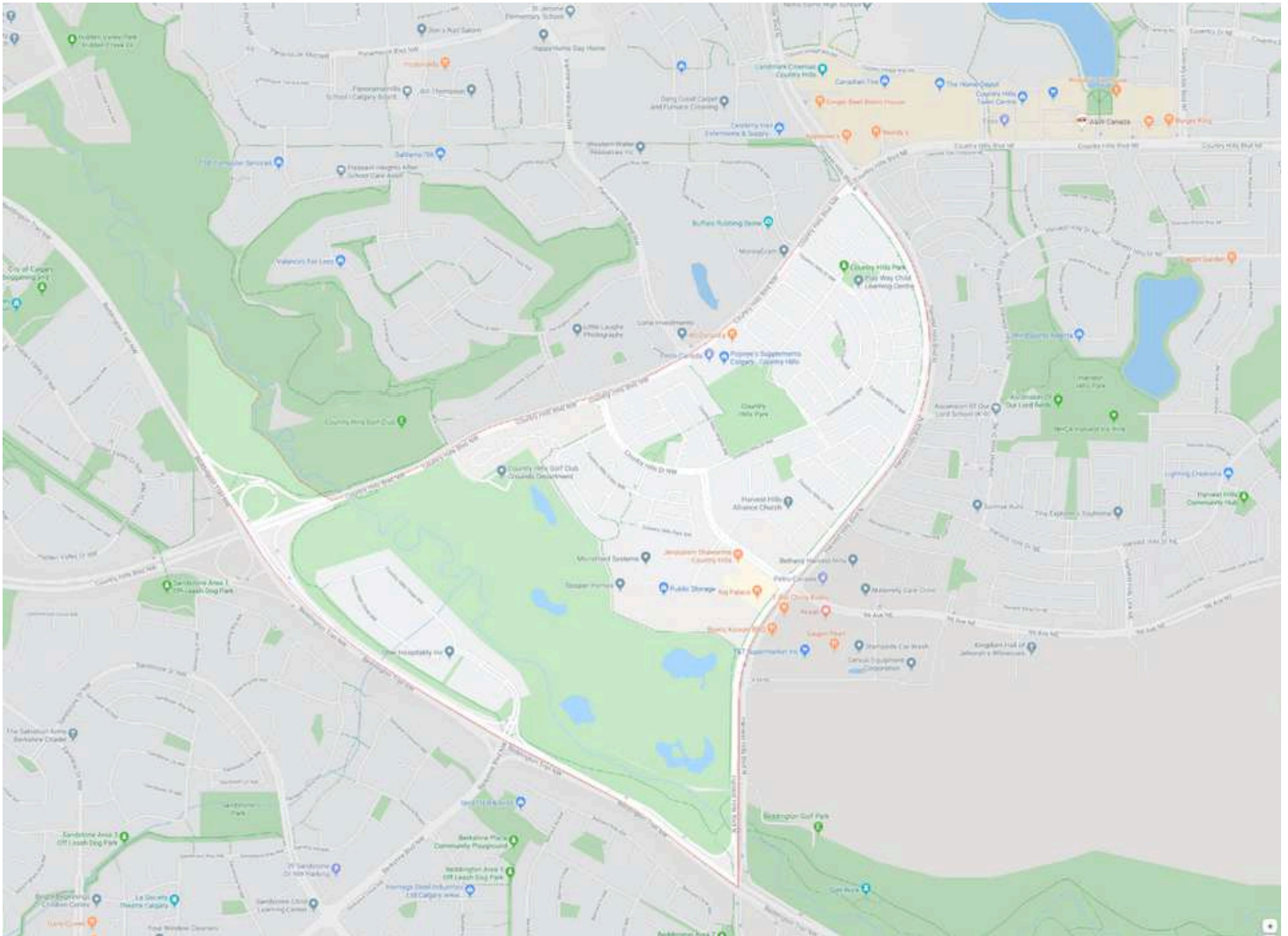
Country Hills

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THE COMMUNITY

WELCOME TO COUNTRY HILLS



Country Hills is a residential neighbourhood in the northwest quadrant of Calgary, Alberta. It is bounded to the north by the Country Hills Boulevard, to the south by Beddington Trail, and to the east by Harvest Hills Boulevard. To the southwest, it is bordered by the Country Hills golf course which began construction in 1989 and opened in 1992. The clubhouse along with the fully developed course opened in 1999.[3] the area is also bordered by the West Nose Creek. The new community of Country Hills Village is located in the northeast of the neighbourhood. Country hills is a generally calm and quiet area. Country Hills was established in 1990.

CITY OF CALGARY PROFILE:

<https://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Country-Hills-Profile.aspx>

THE COMMUNITY

COUNTRY HILLS, NORTHERN HILLS COMMUNITY ASSOCIATION

11950 Country Village Link N.E.Calgary, AB T3K 6E3
403-226-6422

Country Hills is located in Northwest Calgary and was developed in 1990. The Northern Hills Community Association formed in 1994 and serves the surrounding communities of Panorama Hills, Coventry Hills and Harvest Hills. These communities are adjacent to the Country Hills Golf Course, and very close to Confluence Park and the Nose Creek recreational pathway. It is conveniently located close to Deerfoot Trail and the city of Calgary Airport.

<http://northernhills.ab.ca/>

LINKS:

Facebook: <https://www.facebook.com/northernhillscalgary/>

Twitter: <https://twitter.com/nhcafb>

Instagram: <https://www.instagram.com/northernhillscalgary/>



LIBRARIES

Sage Hill Library -
19 Sage Hill Passage NW. 403-260-2600

The Country Hills Library -
Located in the VIVO Rec Centre

SHOPPING

LOCAL SHOPPING

COUNTRY HILLS TOWN CENTRE

450 Country Hills Blvd NE

Located in an established Calgary community of urban sophistication that retains a sense of retail charm, Country Hills Town Centre offers 50+ unique shops, boutiques and services including: grocery, drugstore, restaurants, dry cleaning, insurance, pet supplies/animal hospital, health and beauty, travel, floral, financial and more!

Tenants include: Landmark Movie theatre, Sobeys, Home Depot, Shoppers Drug Mart, Tim Hortons, Woody's Tap House & much more!

<http://countryhillstowncentre.ca/>



PANORAMA HILLS CENTRE

177 Country Hills Blvd NW

McDonalds, liquor store,
Starbucks, gas station & more.



HARVEST HILLS CROSSING

9650 Harvest Hills Blvd N

Tenants include Bell, T & T
Supermarket, Rexall, banks, restaurants,
shops and much more!

ASHTON SQUARE

30 Country Hills Landing NW

Shops, services & restaurants.



SHOPPING

LOCAL SHOPPING

COVENTRY HILLS SHOPPING CENTRE

130 Country Village Rd NE

Superstore, Winners, Petland, restaurants, shops & services.



SAGE HILL PLAZA

Tenants include: Loblaws, Walmart, coffee shops, restaurants, shops and services and more.



EVANSTON TOWN CENTRE

2060 Symons Valley Parkway NW

Tenants include: Sobeys, Shoppers Drug Mart, a Pet Hospital, and a variety of restaurants and services.



CREEKSIDE SHOPPING CENTRE

12432 Symons Valley Rd NW

Tenants include: The Local Pub, Reno Depot, CO-OP, Shoppers Drug Mart, and numerous restaurants, shops and services.

BEACON HILL SHOPPING CENTRE

11500 Sarcee Trail NW

Tenants include: Costco, Home Depot, Michaels, The Brick, Canadian Tire, shops, services, restaurants & more.



CROSSIRON MILLS MALL

261055 Crossiron Blvd, Rocky View No. 44, A

<https://www.crossironmills.com/en/>

NEW HORIZON MALL

260300 Writing Creek Cres, Rocky View No. 44, AB

<http://newhorizonmall.com/>



COMMUNITY

Conveniently located close to all amenities

GROCERY STORES

Save-On-Foods - 225 Panatella Hill NW

Real Canadian Superstore - 100 Country Village Rd NE

Sobeys - 500 Country Hills Blvd NE

Loblaws - 10 Sage Hill Way NW

T&T Supermarket Inc. - 9650 Harvest Hills Blvd N

Creekside Co-op - 12000 Symons Valley Rd NW

Walmart Super Centre - 35 Sage Hill Gate NW



LOCAL PARKS



COUNTRY HILLS PARK

139 Country Hills Crescent NW

Large open park with playing fields and baseball diamond.



COUNTRY HILLS DRIVE PARK

70 Country Hills Dr NW

Nice little park with green space and playground.



PLAYGROUND/PARK

Counrty Hills Grove



PLAYGROUND/PARK

Counrty Hills Drive

COMMUNITY

PUBLIC TRANSIT

It is easy to get around as there are various bus routes throughout the neighbourhood.

<http://www.calgarytransit.com/schedules-maps>

PARKS & RECREATION



VIVO REC CENTER

11950 Country Village Link NE Calgary, Alberta

Phone: 403.532.1013

HOURS:

MONDAY – FRIDAY 5:30 AM – 10:30 PM

SATURDAY & SUNDAY 7:00 AM – 9:00 PM

<https://www.vivo.ca/>



COUNTRY HILLS GOLF CLUB

1334 Country Hills Blvd NW

(403) 226-7777

<https://www.countryhills.ab.ca/>

BEDDINGTON GOLF PARK

9284 Harvest Hills Blvd N

(403) 686-2171

Beddington Golf Park is a relaxing golf driving range experience with 40 stalls.

<https://www.beddingtongolfpark.com/>



THE COMMUNITY

PARKS & RECREATION

NOSE CREEK PARKWAY

81 Bedford Manor NE

West Nose Creek Park lies along both banks of West Nose Creek near its confluence with Nose Creek in the northeast part of the city. The park was created in the early 1990s and occupies about 73 hectares. The name comes from its relationship with Nose Creek. This park features pathways, trails, off-leash area, meandering creek, bridges and is home of the 2007 birth place Forest.

<https://www.calgary.ca/CSPS/Parks/Pages/Locations/NE-parks/West-Nose-Creek.aspx>



NOSEHILL PARK

5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It is the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>



OFF-LEASH PARKS

Confluence Park/West Nose Creek Park -
Beddington Blvd NE

Beddington Area 2 Off Leash Dog Park -
88 Bernard Close NW

Huntington Hills Area 3 Off Leash Dog Park -
303 Beddington Blvd NE



THE COMMUNITY - SERVICES

POLICE

CALL 911 FOR ALL EMERGENCIES.

Calgary Police Service District 7 -
Country Hills
11955 Country Village Link NE
Phone: (403) 428-6700

FIRE STATION

CALL 911 FOR ALL EMERGENCIES.

Country Hills Fire Station #31
11955 Country Village Link NE

Hidden Valley Fire Station No. 36
10071 Hidden Valley Dr NW, Calgary

HOSPITALS

FOOTHILLS MEDICAL CENTRE
(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL
(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH
CENTRE
OPEN 8AM TO 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000 (Switchboard)

SHELDON M. CHUMIR HEALTH CENTRE
(24 HOURS)
1213 4 St SW
403-955-6200
<https://www.albertahealthservices.ca/findhealth/facility.aspx?id=1018406>

WALK-IN CLINICS

Medicare Walk-in Clinic Country Hills
70 Country Hills Landing NW Suite 103
(587) 356-3793

<https://www.medicareclinic.org>

Harvest Hills Medical Clinic
500 Country Hills Blvd NE #715
(403) 226-8647
<https://cfpcn.ca/directory/harvest-hills-medical-clinic/>

Coventry Medical Clinic
790 Coventry Dr NE
(403) 453-4741
<https://coventrymedicalclinic.com/>

DENTISTS

Metro Dental Care
40 Country Hills Landing NW Unit 210
(587) 355-2524
<https://www.metrodentalcare.ca/>

Country Hills Dental Centre
#707, 500 Country Hills Blvd NE
(403) 226-1809
<https://www.countryhillsdental.com/>

THE COMMUNITY

SERVICES



VETS

VCA Canada Harvest Hills Animal Hospital
500 Country Hills Blvd NE #711
(403) 226-5522
<https://vcacanada.com/harvesthills/>

PANORAMA HILLS ANIMAL HOSPITAL
1110 Panatella Blvd NW
(403) 277-9111

EVANSTON PET HOSPITAL
2024, 2060 Symons Valley Pkwy NW
587-230-4665
<http://evanstonpethospital.com/>

NORTH VETERINARY HOSPITAL
OPEN 24 Hours
4204 4th Street N.W.
403.277.0135
<https://vcacanada.com/calgarynorth/>

PHYSIO / CHIRO +

CARING HANDS PHYSIOTHERAPY &
MASSAGE
30 Country Hills Landing NW #224
(403) 460-1705
<https://www.caringhandsphysio.com/>

NORTHERN HILLS CHIROPRACTIC
36 Panatella Blvd NW
403-567-0400
<https://www.northernhillschiro.ca/>

PANTHER SPORTS MEDICINE -
COUNTRY HILLS
11950 Country Village Link NE
(403) 226-5733
<https://panthersportsmedicine.com/>

CHIROPRACTIC CENTER FOR HEALTH
768-500 Country Hills Blvd NE
(403) 226-4433
<https://www.myspinedocs.com/>



SCHOOLS

PUBLIC SCHOOLS

Alex Munro School (K-6)

427 78 Ave NE Calgary

403-777-6600

<http://school.cbe.ab.ca/school/AlexMunro/Pages/default.aspx>

Colonel Irvine School (5-9)

412 Northmount Dr NW

403-777-7280

<http://school.cbe.ab.ca/school/ColonelIrvine/Pages/default.aspx>

James Fowler High School (10-12)

4004 4 St NW Calgary

403-230-4743

<http://school.cbe.ab.ca/school/jamesfowler/>

PRE-SCHOOLS

Curiosity Corner Preschool

790 Coventry Dr NE

(403) 226-3710

Purple Potamus Preschool & Jr. Kindergarten

780-500 COUNTRY HILLS BLVD. NE

403-567-0249

<http://www.purplepotamus.ca/>

CATHOLIC SCHOOLS

Ascension Of Our Lord School (K-9)

509 Harvest Hills Drive NE

403-500-2075

<https://www.cssd.ab.ca/schools/ascension/Pages/default.aspx>

Notre Dame High School (10-12) Catholic

11900 Country Village Link NE

403-500-2109

<https://www.cssd.ab.ca/schools/notredame>

PRIVATE SCHOOLS

Calgary Waldorf School

www.calgarywaldorf.org

Renert School

www.renertschool.ca

Webber Academy

<http://www.webberacademy.ca/>

Mountain View Academy

<http://mountainviewacademy.ca/>

