



**GRASSROOTS**

REALTY GROUP

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**110 Country Hills Cove NW  
Calgary, Alberta**

**MLS # A2289428**



**\$429,000**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,339 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, S		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-C1 d54
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Kitchen Island, Vinyl Windows		

**Inclusions:** Garage door opener

Welcome home, to this bright, spacious and upgraded townhome in one of the most desirable neighbourhoods in Calgary "Country Hills". With 1,582 + square feet of living space, this home is perfect for a growing family, or for young professionals looking for their first home. Upon entering this fine residence you will notice a generous size foyer, with access to your fully drywalled attached garage. Step up the stairs into the living room and you will be impressed by the soaring ceilings, cozy corner gas fireplace, and access to the balcony backing onto green space with views. As you walk up to the next level, you will see a bright and sunny gourmet kitchen with white cabinetry, island., full appliance package and large dining area positioned next to the sunny window. Also on this level you will find the laundry area and private half bathroom. As you head to the upper level, you will find two large primary bedrooms, one with a walk-in closet and the other with his and hers closets, a large full bathroom with pocket door dividing the toilet and bathtub/shower from the sink area. The lower level features a walk-out basement and the room is currently used as a bedroom, and you will also find a full bathroom featuring a new vanity, toilet and floor tiles, there is also plenty of extra storage space. Walk out to a green space with beautiful trees and more scenic views. Close to schools, parks, soccer fields, shopping and all amenities. Great access to Deerfoot Trail, 14th Street, and close to the Calgary International Airport. This is a well managed, pet friendly complex. Call today to see this lovely home and make it yours! Please note the following updates/upgrades: 2020 : Furnace and hot water tank , 2022: All interior lights, CO and smoke alarms, paint (interior), Blinds and shades, Wyze door bell camera, and Nest thermostat, 2023: LG washer, dryer and fridge, 2024: garage

opener and the condo board replaced the wood flooring and railings on the balcony in 2024, and window meshes, shingles and siding (2025). Basement bathroom tiles (floor), toilet, and vanity replaced 2025.