



GRASSROOTS

REALTY GROUP

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**144 Country Hills Villas NW
Calgary, Alberta**

MLS # A2293155



\$359,900

Division:	Country Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,189 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Interior Lot, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: none

Welcome to this beautifully maintained townhouse in the desirable community of Country Hills. This exceptionally cared-for home is a rare find, offering a non-smoking and pet-free home that shows pride of ownership throughout. This bright and functional two-storey layout features a spacious living room, a well-appointed kitchen with upgrades, and an inviting dining area that is perfect for everyday living or entertaining. Upstairs you will find two generously sized bedrooms, both with walk-in closets. The upper floor is completed with a large full 4 piece bathroom. The partially developed basement provides additional living space ideal for a family room, home office, or recreation area, along with ample storage neatly tucked away from the main living areas - just needs flooring! Enjoy backing onto a large open green space, perfect for relaxing or outdoor activities. Ideally located within walking distance to shopping, restaurants, recreation facilities, and entertainment, including nearby golf courses and major amenities. With easy access to major roadways and convenient transit options including express bus service to downtown, this home offers both comfort and convenience. Move-in ready and exceptionally well maintained, this is a fantastic opportunity to own in a sought-after Northwest Calgary community.