

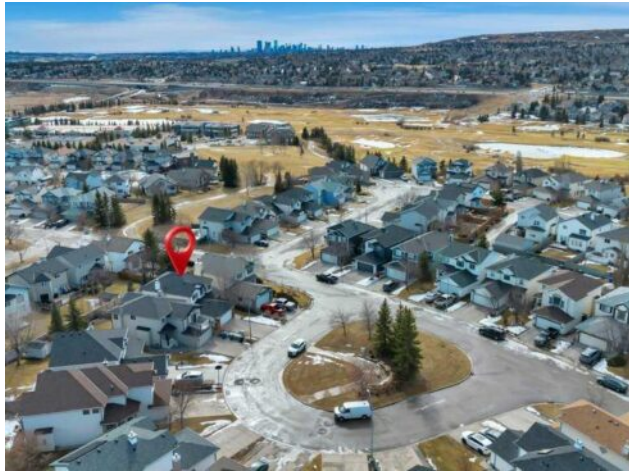


**GRASSROOTS**  
REALTY GROUP

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**52 Country Hills Green NW  
Calgary, Alberta**

**MLS # A2295133**



**\$649,900**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,989 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, No Back Lane, Pie Shaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** Furniture is negotiable

Beautifully maintained 3 bedroom & 2.5 bathroom custom home located in the desirable community of Country Hills, which offers lots of green space with great pathways & playgrounds, and easy access to schools, shopping, transit & all major routes. The main floor is warm & bright with lots of natural light and features an open to above formal living & dining room area with floor to ceiling bay windows that give you a majestic feeling as soon as you enter this home! On the other side is the cozy family room with a gas fireplace, a spacious kitchen with lots of storage & counter space that flows perfectly into the breakfast nook with patio doors leading out to your east facing backyard & deck. A private home office, 2pc powder room, and mudroom with laundry leading to your double attached garage complete this level. All this in an open floor plan with rich oak hardwood & cabinets, and for your peace of mind a new roof, eavestroughs & garage door in 2025. Upstairs you will find the master bedroom with a 4pc ensuite & big walk-in closet, plus two more spacious bedrooms and a 4pc bathroom. The unfinished basement awaits your imagination & ideas to turn into whatever your heart desires! This fabulous home is located just minutes from the Vivo Rec Centre, North Pointe Transit Terminal, Public Library, Superstore and Country Hills Town Centre with all its amenities, restaurants & shopping!