



**74 Country Hills Crescent NW  
Calgary, Alberta**

**MLS # A2301605**



**\$539,900**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,357 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		

**Inclusions:** N/A

Welcome to this fully renovated 3-bedroom, 2.5-bathroom detached home in the desirable community of Country Hills. This move-in ready property features a brand new kitchen, new flooring, updated baseboards, and new carpet throughout. The bright and functional layout offers a spacious living area and a well-designed main floor perfect for everyday living. Upstairs includes three generously sized bedrooms, including a primary with ensuite. Enjoy the fully fenced yard and a double detached garage—offering both privacy and convenience. Ideally located close to excellent schools including Coventry Hills School, and Notre Dame High School, making it perfect for families. You’re also just minutes from shopping at Country Hills Town Centre and Country Hills Village Shopping Centre, along with nearby parks such as Harvest Hills Park and Nose Hill Park—ideal for outdoor activities and recreation. With quick access to major roadways and transit, this home offers the perfect blend of comfort, convenience, and lifestyle.