



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

MLS # A2311228



\$359,000

Division:	Country Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,180 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Cleared, Corner Lot, Front Yard, Gazebo, Landscaped, Lawn, Low		

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

Inclusions: N/A

~~ Price REDUCED ~~ Come view this FANTASTIC 3-BEDROOM END-UNIT TOWNHOUSE Located in the HIGHLY DESIRABLE COMMUNITY of COUNTRY HILLS ! Perfectly Positioned NEAR the ENTRANCE of the complex and DIRECTLY ACROSS from visitor parking, this corner unit also BACKS onto a BEAUTIFUL CENTRAL GREEN SPACE Complete with a CHARMING GAZEBO, offering both CONVENIENCE and PRIVACY. This WELL-MAINTAINED HOME Features an inviting OPEN-CONCEPT MAIN FLOOR with a BRIGHT WHITE KITCHEN offering AMPLE cabinet and counter space, a spacious living room centered around a COZY GAS FIREPLACE, and a generous dining area perfect for entertaining. The main level also includes a convenient 2-piece powder room, access to the single attached garage, driveway parking for an additional vehicle, and a private back patio ideal for BBQs, relaxing, and gatherings with family and friends. Upstairs, you'll find a spacious primary bedroom featuring a large walk-in closet, along with two additional well-sized bedrooms and a full 4-piece bathroom. The undeveloped basement offers excellent future potential with laundry, rough-in plumbing for an additional bathroom, and a large open area ready for your personal touch. The FURNACE was PROFESSIONALLY REPLACED, giving added comfort, efficiency, and peace of mind to the new owners. Location is UNBEATABLE with QUICK ACCESS to Country Hills Blvd and close proximity to Country Hills Town Centre, Cardel Place, Harvest Hills Crossing, restaurants, shopping, schools, parks, transit, Airport and countless amenities. This is an exceptional opportunity to own a beautifully located townhouse in a sought-after community. CALL your Realtor NOW to SCHEDULE YOUR PRIVATE SHOWING BEFORE it's

GONE !!!