



**7 Country Hills Park NW
Calgary, Alberta**

MLS # A2311886

\$845,900



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|------------------|---|---------------|-------------------|
| Division: | Country Hills | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,001 sq.ft. | Age: | 1999 (27 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Garage Faces Front | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, City Lot, Corner Lot, Landscaped, Undergrou | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance | | |

Inclusions: Gazebo

LOCATION LOCATION LOCATION, next to country hills golf club, backing on to the well maintained city park, bike path and walkway, soccer ground. FULLY RENOVATED Open to above 16 feet ceiling in living room, North East facing, 3+1 bedroom + 3.5 bath home with double front attached garage & developed basement located beside a green space/walking path in family-oriented Country Hills has plenty to offer. Walking in, the foyer offers a nice transition to the rest of the main floor; with flex room being the first thing you notice (perfect for a home office, formal dining, or kid's play area) before opening up to the majestic living room with a full 2 storey tall ceiling height & a gas fireplace with a dramatic full height surround serving as a focal point. Seamlessly connected nearby, the dining area & spacious kitchen is ready for any occasion being well equipped BRAND two-tone glossy kitchen with wine rack and customized garbage pull outs and all brand new stainless steel appliances. Just a sliding patio door away, the generous deck (with low maintenance aluminum railings w/ glass inserts) provides ample room for outdoor furniture & a BBQ & all perfect for quality family time & entertaining guests alike when paired with the useable sunny fully fenced backyard. A half bath & a conveniently located laundry room/mudroom finish things off on the main floor. As the perfect retreat, the 2nd floor offers a 4-pc full bathroom, 2 well-sized bedrooms, & a large master suite ready to pamper with a 5-pc ensuite bath (separate shower & bathtub, dual vanities, & an enclosed toilet area) & dual closets (with one being a walk-in closet). Optimizing the space further, a built-in workstation area between the 2 secondary bedrooms offers the perfect spot for work or play. Heading downstairs, the developed ILLEGAL SUITE basement with separate entrance reveals a

nice huge living room along with kitchen, bedroom and 4-pc full bathroom & separate laundry. Notable features include; CORNER LOT, SIDING ON PARK, BRAND NEW (ROOF, FURNANCE, KITCHEN CABINETS, QUARTZ COUNTERTOPS & APPLIANCES, FLOORING THROUGOUT, FRESH PAINT, PLUMBING AND ELECTRICAL FIXTURES), central AC, & plenty of windows to admire the beautiful green space nearby. Beyond the home, be spoiled by being next to a walking path that takes you to the surrounding Country Hills Golf Course, Nose Creek Parkway, & the many amenities that Harvest Hills Shopping Centre has to offer (T&T Supermarket, Canadian Brewhouse, & Rexall drugstore just to name a few!). Schools, transit, & additional shopping/amenities/movie theatre/Vivo rec center/library within the Country Hills shopping area are all nearby while Beddington Tr, Country Hills Blvd, Stoney Tr, & Deerfoot Tr are all a short drive away. With so much to offer inside & out, this well balanced home is ready for you today!