



**33 Country Hills Cove NW  
Calgary, Alberta**

**MLS # A2313506**



**\$385,000**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,337 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d54
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** As-is Dishwasher

Rare 4-level split END unit townhouse in the quiet, well-maintained community of Country Hills! This beautifully kept 3-bedroom, 1.5-bathroom home offers bright, spacious living with soaring 12'7" ceilings, an attached single garage, and a thoughtfully designed layout—perfect for families seeking comfort and convenience in one of Calgary's most desirable Northwest communities. Step inside and walk up to the stunning East-facing Living room featuring dramatic 12'7" soaring ceilings and large windows flooding the space with natural light. The spacious Living room is anchored by a corner gas fireplace, creating a warm and inviting atmosphere perfect for relaxation and entertaining. From the Living room, step out to your deck with aluminum railing—ideal for morning coffee, outdoor dining, or enjoying the fresh air. A convenient half bath and laundry area on this level add everyday practicality. One level up, discover the well-appointed Kitchen featuring a centre island, ample cabinetry for excellent storage, and an adjacent Dining area with large windows bathing the space in natural light. Continue to the top level, where three comfortable bedrooms await. The Primary bedroom offers a peaceful retreat with a walk-in closet, while two additional bedrooms provide excellent space for family, guests, or a home office. A 4-piece bathroom serves all three bedrooms on this level. The unfinished basement with bathroom rough-in awaits your imagination and development, offering excellent potential for future living space. This home includes an attached single garage plus driveway parking for an additional vehicle, providing ample parking and storage. Located in the family-friendly community of Country Hills, this home is close to parks, pathways, playgrounds, shopping, restaurants, schools, transit, and major routes including Stoney Trail and Deerfoot Trail

for easy commuting. Quick access to everyday conveniences including grocery stores, fitness centres, and the Country Hills Town Centre. This is a fantastic opportunity to own a well-maintained end unit townhouse in one of Calgary's most established Northwest communities!