



**GRASSROOTS**

REALTY GROUP

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**391 Country Hills Place NW  
Calgary, Alberta**

**MLS # A2319282**

**\$584,900**



<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,427 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Stove, Range Hood, Dishwasher, Fridge in the basement

**NEW PRICE!** Spacious 4-level split home in Country Hills—one of the most highly desired NW communities! Welcome to this beautifully maintained home situated on a premium, pie-shaped corner lot. Offering over 1,700 sq ft of total living space, an oversized double detached garage, and plenty of street parking space, this property is the perfect blend of space and comfort. First and foremost, enjoy the highly walkable lifestyle! This house is perfectly located within walking distance to Transit, Playgrounds, Schools, Banks, Cinema, Vivo Recreation Centre, Calgary Library, Retail, Restaurants, and Grocery Stores including Real Canadian Superstore, Sobeys, and Harvest Hill T&T Supermarket! Being less than 5 minutes driving distance to Stoney Trail and Deerfoot Trail makes commuting to Calgary International Airport and Downtown effortless. The bright main level features gleaming hardwood flooring, an open and bright living room with soaring vaulted ceilings, a thoughtfully designed kitchen equipped with white appliances including an upgraded gas range, ample cabinet and countertop space, and a spacious dining area. Large picture windows and sliding doors flood the home with abundant natural light. On the upper level, the primary bedroom features a walk-through closet with convenient cheater door access to the beautifully renovated 4-piece bathroom. Two additional generous bedrooms with large windows provide flexible space for a growing family or home office. The fully finished walkout basement with illegal suite configuration offers incredible versatility with a spacious family room featuring a cozy corner fireplace, a functional kitchen with newer appliances, a dining nook, an expansive 3-piece bathroom, an additional generous-sized bedroom, laundry facilities, and generous storage space. Whether you're seeking a spacious family home or

flexible living space with multiple configurations, this property delivers excellent opportunity. Book your private showing today!