



GRASSROOTS
REALTY GROUP

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98 Country Hills Heights NW
Calgary, Alberta

MLS # A2321079



\$604,900

Division:	Country Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,662 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautiful 4-level split in the highly sought-after community of Country Hills! Situated on a spacious corner lot. The main level showcases soaring vaulted ceilings and an abundance of natural light, creating an open and airy atmosphere throughout. The developed third level features a cozy fireplace and walkout access to the private backyard, complete with a charming brick patio, ideal for relaxing or entertaining guests. The fully finished fourth level adds even more living space with an additional bedroom, versatile flex room, and convenient half bath. This home includes stylish laminate flooring throughout, elegant marble tile in the entryway and bathrooms, and a newer fence surrounding the expansive yard. Additional features include central vacuum, surround sound wiring, and a double detached garage. Offering exceptional value, flexible living space, and a prime location close to parks, schools, shopping, and transit, this move-in-ready home is one you won't want to miss!