



GRASSROOTS
REALTY GROUP

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2016 Country Hills Circle NW
Calgary, Alberta

MLS # A2323882



\$559,900

Division:	Country Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	918 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	High Efficiency	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

WELCOME TO THIS BEAUTIFULLY REFRESHED AND MOVE-IN READY 4-LEVEL SPLIT, showcasing extensive updates and exceptional value in one of Calgary's well-established communities! Recent improvements include fresh paint, new flooring, quartz countertops, updated trim and hardware, upgraded lighting and electrical, a high-efficiency furnace, tankless hot water system, and roof (2025) offering style, comfort, and peace of mind for years to come. The impressive textured concrete driveway wraps along the side of the home and leads to a fantastic backyard patio, creating the perfect setting for summer entertaining, family gatherings, and outdoor enjoyment. Perfect for first-time buyers, downsizers, or anyone seeking a versatile floor plan that adapts to their lifestyle, this turn-key home offers flexibility without compromising affordability. Situated on a picture-perfect street and conveniently located just 11 minutes from the airport, you'll enjoy easy access to parks, pathways, schools, shopping, restaurants, and entertainment. Thoughtful upgrades, a fantastic location, and outstanding value make this a home you won't want to miss!