



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5 Country Hills Drive NW
Calgary, Alberta

MLS # A2326872



\$498,888

Division:	Country Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	779 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Gravel Driveway, Parking Pad, Rear Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Come and see this beautiful 3 Bedroom 2 Bathroom home in Country Hills! Situated on a corner, significantly renovated and well cared for with just over 1500 square feet of developed living space ! The main floor has a bright and open living room, kitchen, and dining area. The space is flooded with natural light from the large windows and skylight. The vaulted ceilings make the area feel grand and spacious. The kitchen has been completely redone with new cabinets, backsplash, quartz countertops, stainless steel appliances, executive hood fan, and fixtures. Toward the back of the home there are two well sized bedrooms, with their own closets and a shared full bathroom. Both bedrooms look onto your own green backyard and are west facing. Downstairs the space consists of a large flex area, an additional bedroom with its own full bathroom, and a utility room with a newer washer and dryer from 2022. The entire basement has oversized windows bringing in a significant amount of natural light and making the space feel more welcoming and usable. The entire home has luxury vinyl plank flooring, light colored walls, modern baseboards, and upgraded lighting. 4 years ago, the windows, roof, gutters, and siding were replaced. The air conditioning was installed in the summer of 2022, and the furnace was replaced the same year. Outside there is a large private deck, shed, fire pit, and fenced backyard, perfect for families with kids and pets. The parking pad accessible through the back alley can easily fit 2 vehicles or a great place to park your RV. Don't miss out on an opportunity to own a home that is in a great community and walking distance to many amenities including parks, green spaces, walking paths, schools, daycare, Vivo recreation centre, shopping, restaurants, banking, a movie theater, and big box retailers such as Sobeys, Home Depot, Canadian Tire,

and Superstore. Call your favorite realtor and book a showing today!