



GRASSROOTS
REALTY GROUP

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116 Country Hills Gardens NW
Calgary, Alberta

MLS # A2329780



\$515,000

Division:	Country Hills		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,673 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.05 Acre		
Lot Feat:	Few Trees, Landscaped, No Back Lane, No Neighbours Behind, Yard Lights		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Kitchen Island, Quartz Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 524
LLD:	-
Zoning:	M-CG d26
Utilities:	-

Inclusions: Non

Welcome to this extensively renovated three-bedroom, 3.5-bathroom townhouse offering more than 2,000 square feet of developed living space, central air conditioning, a double attached garage and drive way parking for up to four vehicles. New roof asphalt shingles. The home has been refreshed from top to bottom with recent improvements that include new high-end luxury vinyl plank flooring throughout all three levels, fresh paint throughout the entire home and garage, new interior doors, updated door hardware, new light fixtures and new quartz countertops. The property has also been professionally cleaned and is ready for immediate possession. The main floor features a spacious living room with a corner gas fireplace, a dedicated dining area, a two-piece powder room and a functional kitchen with quartz countertops, a corner pantry and a breakfast nook. Sliding patio doors lead to a generous private deck with a natural-gas connection, creating an ideal space for outdoor dining and entertaining. The upper level offers three well-proportioned bedrooms, two full bathrooms and conveniently located upstairs laundry. The fully developed lower level includes a large family or recreation room, a wet bar with quartz countertop, a three-piece bathroom, storage space and direct access to the double attached garage. Major mechanical updates include a furnace installed in July 2024, central air conditioning installed in July 2024 and a hot-water tank installed in September 2024. The home also includes a well-maintained appliance package, including a stove, refrigerator, dishwasher, range hood and stacked washer and dryer. Additional features include a two-car driveway, covered front porch, private deck, gas fireplace, central air conditioning and excellent access to shopping, schools, transit and major northwest Calgary transportation routes. it is a 2 bedrooms converted to 3

bedrooms with the city of Calgary permit approved