



GRASSROOTS
REALTY GROUP

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1105 Country Hills Circle NW
Calgary, Alberta

MLS # A2331764



\$585,000

Division:	Country Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,028 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

Welcome to this beautifully updated bungalow in the heart of Country Hills. Offering two bedrooms above grade, one additional bedroom downstairs and a fully developed basement, this is a home that's been meticulously maintained and thoughtfully updated from top to bottom. The main floor is filled with natural light thanks to the soaring vaulted ceilings and features a spacious living room that flows seamlessly into the beautifully renovated kitchen. Completed in 2022, the kitchen offers modern white cabinetry, quartz countertops, a custom backsplash, stainless steel appliances, a dedicated coffee bar with a built in beverage fridge and an abundance of cabinet and counter space. The adjoining dining area provides direct access to the deck and patio, making summer barbecues and entertaining effortless. The fully developed basement adds even more functional living space with a large family room, a third bedroom and plenty of additional storage. Outside, you'll appreciate the exceptional curb appeal with custom front landscaping, along with a private, fully fenced backyard that's perfect for relaxing or entertaining. The deck and patio have both been updated, creating an inviting outdoor space you'll enjoy throughout the warmer months. The list of improvements gives buyers real peace of mind. Central air conditioning was added in 2019. The kitchen and garage were completed in 2022. In 2024, the furnace, water softener, underground sprinklers, sod and professionally replaced Poly B plumbing were all completed. In 2025, the roof, siding, downspouts, washer and dryer were replaced, and the hot water tank has also been updated. Located just steps from a neighbourhood playground that is currently being completely redeveloped, and only minutes from schools, shopping, restaurants, parks, walking paths and major roadways, this home offers an

outstanding combination of location, functionality and long term value. Homes with this level of care and this many major updates rarely come to market. If you're looking for a move in ready bungalow where the expensive work has already been done, 1105 Country Hills Circle NW deserves a spot at the top of your list.