



GRASSROOTS
REALTY GROUP

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**170 Country Hills Heights
Calgary, Alberta**

MLS # A2335554



\$570,000

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,296 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Paved, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	Window Covering All
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Discover this charming detached home in the desirable community of Country Hills, where location truly matters! Ideally situated just minutes from schools, shopping, parks, and convenient transit options, this home offers everyday ease for families and commuters alike. Thoughtfully updated with fresh paint and modern LVP flooring, the interior feels bright, clean, and move-in ready, creating a warm and inviting space you'll love coming home to. Enjoy a functional layout designed for comfortable living, with plenty of natural light flowing throughout, perfect for both relaxing and entertaining. Step outside to your private backyard oasis featuring a gazebo, ideal for unwinding with family or hosting summer gatherings with friends. The double detached oversized garage adds valuable convenience, offering ample parking and additional storage space. Located in a well established, family-friendly neighborhood with access to nearby amenities and green spaces, this home is perfect for first-time home buyers, growing families, or savvy investors looking for strong value in a sought-after area. A true blend of comfort, location, and lifestyle, this is an opportunity you don't want to miss!