



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

12 Country Hills Gate NW
Calgary, Alberta

MLS # A2340057



\$630,000

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,686 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Op		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Level		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, 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, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Here it is! Same owners for 27 years! 3 bedrooms up and 1 down, 3 full and 1 half baths. Built by Cardel Custom Homes. Covered front entry to a large front entrance with its own hall closet. A huge traditional dining room right beside the completely remodeled kitchen with room for 4 chairs at the eating bar and an area for a small kitchen table and chairs. Includes stainless steel stove and fridge (2 months old) dishwasher (brand new Sept 4) microwave, an abundance of cabinets and granite counters throughout. Right beside is the open great room with large windows a gas fireplace with mantle and circulating fan. There is also a door to the new composite deck and rear yard. Down the hall is a private 2pc bathroom (toilet in 2026) and a separate laundry area with access to the 18ft 8in X 21ft 4in double attached garage. The entire main floor is vinyl plank flooring. Upstairs is a large bright principal room with a private bath a soaker tub and stand alone shower. Two other good sized bedrooms and 4 pc bath. Stairs, hallways, and bedrooms are all carpeted. The upstairs was professionally painted in May 2026. Down to the lower level is a open office, den area, under stair storage and closets. A large family room with a bar and fridge plus another gas fireplace. A great bedroom with a large window and a 4 piece bath. Utility room with storage and shelving. The furnace has been well maintained with a new motor in 2011, also a 50 gallon water tank in 2024. Outside is a large east facing composite deck and a good sized backyard that backs onto a back lane for access to a future trailer pad or other storage. New rear fencing in 2024. County Hills is a quiet area surrounded by 2 golf courses, walking and bike paths and a playground 3 doors away. There a huge regional park, all level of schools, shopping, doctors and other amenities and businesses plus transit to downtown

and the airport. Superb family neighborhood! A few upgrades 1) New Class 4 Hail resistant roof shingles 2025. 2) New eaves trough and downspouts 2025. 3) New garage door 2025. 4) New 50 gal water heater 2024. 5) New fridge, stove and washer 2026. 6) New back fence 2024. 7) New upstairs bathroom sink 2026. 8)New composite Deck 2022. 9) New kitchen and countertops 2018. 10) Brand new dishwasher Sept 4,2026. Great Home! Great Location! Call your Realtor now for your private viewing.