



GRASSROOTS
REALTY GROUP

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40 Country Hills Bay NW
Calgary, Alberta

MLS # A2343591



\$659,000

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,806 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Lawn		

Heating: Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this meticulously maintained 5 bedroom, 3 & 1/2 bath home in popular Country Hills, offering a bright open main floor with gleaming hardwood, a gas fireplace for cozy nights, and a spacious breakfast nook off the kitchen. The kitchen also features a walk-in pantry that flows nicely to the dining and living areas for easy hosting. Upstairs you'll find 3 generous bedrooms including a peaceful primary retreat with ensuite and walk-in closet. The fully developed lower level provides flexible space for guests, teens, or a home office and an additional 2 generous bedrooms with large Jack and Jill walk in closet. Outside enjoy the private yard with an underground sprinkler system, plus a brand new garage door. All set close to major transportation routes, parks, schools, and everyday amenities. Move-in ready and thoughtfully cared for, this home brings comfort, space, and convenience together.