



GRASSROOTS
REALTY GROUP

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139 Country Hills Way NW
Calgary, Alberta

MLS # A2347076

\$559,900

Division:	Country Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	906 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Updated and inviting 3 bedroom, 2 bathroom home in Country Hills, located on a quiet street directly across from a large park. Including a fully finished basement and a comfortable-sized insulated double detached garage, this home has plenty to offer inside and out. This home has a bright, open main floor featuring beautiful hardwood flooring throughout the kitchen, dining and living areas. The kitchen has been thoughtfully updated with custom soft-close cabinetry, granite countertops, stainless steel appliances, plenty of room for cooking, entertaining and everyday living. The walnut feature wall and matching window frames add warmth and character to the space. The main level also offers two bedrooms and a full bathroom. Downstairs, the fully developed basement provides a spacious recreation room, third bedroom, second full bathroom, laundry area and plenty of storage. There's also a great list of improvements, including a roof less than five years old, a newer furnace and 60-gallon hot water tank, newer washer and dryer, and the home also has central air conditioning. Outside, the landscaped and fenced yard offers a great space to enjoy the warmer months, complete with a deck and a good-size double detached garage. Located in the established community of Country Hills, with a large park directly across the street and convenient access to schools, shopping, transit, Deerfoot Trail and Stoney Trail. With its functional layout, numerous improvements and fantastic location, this is a home that's well worth a look! Please see 3D tour and video.