



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

70 Country Hills View NW Calgary, Alberta

MLS # A2348316



\$738,000

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,828 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Many Trees, On Golf Course, Private, Views		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Fridge in gargae (as-is condition)

Imagine stepping into a warm, sun-soaked retreat, leaving you with nothing to do but relax and enjoy life. Soaked in natural light and backing onto serene green space with scenic golf course and pool views, this fully renovated walkout home in Country Hills offers the ultimate blend of everyday convenience, bright open spaces, and outdoor living. all-day sunlight from your private, south-facing yard—perfect for sunbathers, and afternoon relaxation. Sip your morning coffee under glowing skies or host evening drinks on your balcony, complete with updated balcony flooring (2025). Sunshine deep into every room, illuminating fresh paint (2026), modern flooring (2026), and stylish contemporary light fixtures throughout (2026). cook and entertain effortlessly in a brand-new kitchen (2026) equipped with sleek new cabinetry, an expansive island, sparkling granite countertops that reflect the warm glow of natural light. Modern performance meets clean design with a new fridge (2026), new range (2026), new dishwasher (2026), and new hood fan (2026). Fully renovated walkout basement featuring a retro built-in bar—where modern luxury meets vintage character for the ultimate home lifestyle. > Brand-new roof and siding (2025) for total worry-free ownership and crisp curb appeal. PolyB Free (2026), fully updated plumbing gives you complete long-term peace of mind. Updated Samsung washer (2021) and reliable dryer setup. nestled in a quiet, sunlit pocket, you are just minutes away from local grocery stores, essential shopping, and easy transit access. Spend less time running errands and more time soaking in the peaceful views and high quality of life you deserve. Ready to live on the sunny side? Schedule your private showing today!

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