

22 Country Hills Manor NW Calgary, Alberta

MLS # A2214851



\$615,000

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,403 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Storage		

Inclusions: Shed, Playground

Open House Sat April 26 2pm - 4:30pm This beautifully maintained 2-storey fully finished home offers over 1,400 sq ft above grade, with 3 bedrooms, 2.5 bathrooms, and a double front-attached garage with an extended driveway—perfect for multiple vehicles or guests. From the moment you pull up, the cheerful blue front door will steal your heart, adding a fun pop of color to the home’s already charming curb appeal! Step inside to a bright and open main floor featuring 9’ ceilings, brand new luxury vinyl plank flooring, fresh paint throughout, and plenty of windows that flood the home with warm, natural light. The modern kitchen is equipped with stainless steel appliances, a raised breakfast bar, silgranit sink, and ample cabinetry—ideal for busy family life. The open concept flows into the cozy living room with gas fireplace and spacious dining area, with easy access to the backyard. A convenient half bath and garage entry complete the main level. Upstairs, you’ll find three well-sized bedrooms, including a spacious primary suite with a 4-piece ensuite, walk-in closet, and an additional wardrobe closet. There’s also a second 4-piece main bathroom, and the added bonus of an upstairs laundry room—no more hauling laundry downstairs! The fully finished basement offers a generous recreation room—great for a media setup, kids’ playroom, or home gym—as well as a large storage room for seasonal items or hobby gear. Enjoy outdoor living with a brand-new fence, expansive backyard deck, private play structure, and a storage shed for all your tools and toys. There’s plenty of room to entertain, garden, or just relax in the sun. Recent upgrades include: New Roof, New Flooring (LVP & Carpet), Fresh Interior Paint, New Fence, and more. Located in the family-friendly and well-established community of

Country Hills, you'll love the close proximity to parks, pathways, golf, schools, shopping, and restaurants. Quick access to Deerfoot Trail, Stoney Trail, and transit makes commuting across Calgary a breeze. Country Hills Golf Club, public green spaces, and nearby amenities make this a perfect home for growing families or first-time buyers. Don't miss this incredible opportunity to make this home your family's next chapter!