

131 Country Hills Drive NW
Calgary, Alberta

MLS # A2213258



\$568,000

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,192 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

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

Inclusions: N/A

Open House SUNDAY APR. 27-This 2 storey is Immaculate and well cared for over 1,700" sq. ft. of developed living space fully completed lower level. Front porch faces east for your morning coffee. 3 bedrooms, 3 baths, Hardwood maple flooring in sunny living room with gas fireplace-decorative black tile surround. Open to kitchen-Oak cabinets with White appliances- Fridge, Flat top stove, Microwave hood fan and dishwasher. Great size pantry. Watch your children play in the sunny West yard. Patio door to freshly stained deck (14'.3" x 20'0"). 2pc powder room on main. Follow Newer (2022) carpeted stairs to Upper level, Large window allows for loads of natural light, Primary bedroom faces East and has a walk in closet with organizer. 2 other good size bedrooms and a 4pc bath. Lower level is complete with den/flex room, Laminate flooring and carpet, Family room currently used as a gym, extra storage and a 3pc bath. Larger utility room with full size washer & dryer. Double garage (19'0"x20'0")insulated, window and garage door opener. Stone retaining wall, and grass area for children to play, fully fenced. New Roof in 04/15/25, mid May eavestroughs and downspouts to house and garage will be replaced. This home is located close to parks, shopping centers, schools and easy access to major routes. Most importantly a Day care 100m up the street. This beautiful Home offers Comfort , Convenience and Excellent Value! flooring in sunny living room with gas fireplace-decorative black tile surround. Open to kitchen-Oak cabinets with White appliances- Fridge, Flat top stove, Microwave hood fan and dishwasher. Great size pantry. Watch your children play in the sunny West yard. Patio door to freshly stained deck (14'.3" x 20'0"). 2pc powder room on main. Follow Newer (2022) carpeted stairs to Upper level, Large window allows for loads of natural light, Primary

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