

# \$568,000 - 131 Country Hills Drive Nw, Calgary

MLS® #A2213258

**\$568,000**

3 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.08 Acres

Country Hills, Calgary, Alberta

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



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Built in 1999

### **Essential Information**

MLS® #	A2213258
Price	\$568,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,192
Acres	0.08
Year Built	1999
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	131 Country Hills Drive Nw
Subdivision	Country Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K4X2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 25th, 2025
Days on Market	13

Zoning                      R-CG

**Listing Details**

Listing Office              Royal LePage Benchmark

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