



**GRASSROOTS**  
REALTY GROUP

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**13 Country Hills Drive NW**  
**Calgary, Alberta**

**MLS # A2218557**



**\$529,900**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Other, Vinyl Siding	<b>Zoning:</b>	R1-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener & Remotes, Chest Freezer

Immaculate and Move-In Ready Bi-Level Home! This beautifully maintained 3-bedroom, 2-bathroom bi-level offers spacious living in a prime location! Featuring a fully developed layout, this bright and welcoming home boasts abundant natural light throughout. The lower-level family room is perfect for cozy nights, complete with a charming gas fireplace. Recent updates include some new basement flooring, fresh paint in key areas, upgraded shingles, partial new siding, and more—showcasing true pride of ownership. Current Owners have updated kitchen, giving it easier storage systems, lots of counter space, Quartz counters and horizontal cabinets. Enjoy sunny afternoons on the generous southwest-facing composite deck overlooking the nicely landscaped backyard. The double detached garage provides ample storage and parking. Situated close to a variety of amenities including Canadian Tire, Silver Screen City, restaurants, and more—everything you need is just minutes away.