



GRASSROOTS
REALTY GROUP

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28 Country Hills Manor NW Calgary, Alberta

MLS # A2221104



\$559,000

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,293 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, No Animal Home, Pantry, Track Lighting

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Central Air Conditioner

EXCEPTIONAL VALUE for First-Time Homebuyers & Investors Discover an outstanding opportunity to own this beautifully maintained family home in the highly sought-after community of COUNTRY HILLS. Situated on a QUIET, FAMILY FRIENDLY STREET, this charming residence offers both comfort and convenience, making it an ideal choice for growing families. Featuring THREE SPACIOUS bedrooms, a FULL 4-piece bathroom, and a DEDICATED LAUNDRY ROOM on the upper level, this home is designed for practicality and ease. Additionally, a convenient 2-piece bathroom is located on the main floor. Enjoy effortless access to a variety of local shops, restaurants, and lifestyle amenities, including scenic biking paths, parks, and golf clubs. Recent upgrades enhance the home's value, including a NEWER and LARGER hot water tank (2024), a NEWER roof (2020), and Air conditioning for added comfort. Nestled in a PRIME LOCATION, this home is within walking distance to essential amenities such as T&T Supermarket, Tim Hortons, Gas Station, and popular restaurants. A short 5-minute drive connects you to Vivo, the public library, Superstore, Home Depot, registry offices, Canadian Tire, Landmark Cinemas, and more. Plus, with quick access to public transportation and a 10-minute drive to Calgary International Airport, commuting is effortless. SCHEDULE YOUR PRIVATE VIEWING TODAY !!