



GRASSROOTS
REALTY GROUP

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**88 Country Hills Park NW
Calgary, Alberta**

MLS # A2226202



\$689,000

Division:	Country Hills		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions:	None
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Welcome to this wonderful 3-bedroom, 3.5-bath home located in the desirable community of Country Hills. From the moment you step inside, you're greeted by new vinyl flooring that flows gracefully throughout the main and upper levels. The bright living room, with its large windows, allows an abundance of natural light to fill the space. The open kitchen is equipped with ample cabinetry, appliances, and a dining area that provides access to the back deck. The spacious family room is adorned with a charming fireplace, adding warmth and elegance. Upstairs, you'll find a generously sized primary bedroom featuring a 4-piece ensuite and a walk-in closet, along with two additional well-proportioned bedrooms. The fully developed basement expands the living space with a large entertainment area and a 3-piece bathroom—perfect for hosting guests or relaxing with family. Outside, the fully fenced backyard offers an ideal setting for entertaining family and friends. Recent upgrades include NEW vinyl flooring, FRESH paint, NEW roofing, NEW light fixtures, NEW toilets, and NEW siding on the north side of the home. Located in the sought-after community of Country Hills, you'll enjoy convenient access to nearby amenities, parks, golf, schools, and major transportation routes. Book your private showing today!