



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2234120**



**\$499,900**

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

NEW SIDING, NEW ROOF/SOFFITS! This 4 level split home offers a total developed space of over 1,400 sq.ft. The unique design features a spacious living room with vaulted ceilings, plus a gourmet kitchen / dining room that are set just a few steps above. The master suite is quite exceptional with its separation from the other bedrooms and vaulted ceilings/built-in custom closet drawers/organizers. Three large bedrooms, one and half bathrooms and an open floor plan! The 3rd level boasts a family room with a stone fireplace, perfect for cozy evenings...plus a bedroom and half bathroom. Double attached garage, large enclosed deck and extra parking space for a RV or boat. Transit is just steps away. Close to all amenities such as Superstore, Cinemax, Cardel Place. Quick access to Deerfoot and Stoney Trail.