



**GRASSROOTS**  
REALTY GROUP

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## 25 Country Hills Cove NW Calgary, Alberta

**MLS # A2240432**



# \$450,000

<b>Division:</b>	Country Hills		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,349 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Interior Lot, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 461
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-C1 d54
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, High Ceilings, Laminate Counters, Pantry, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** Alarm System (not connected), Ceiling Fans (4), Garage Controls (2), Central Vac & Attachments (as-is), Water Softener (as-is).

Welcome to this beautifully updated 4-level split townhouse in the quiet, well-kept enclave of Country Hills &mdash;offering over 1,600 sq ft of thoughtfully designed living space, soaring ceilings & a rare dual primary suite layout ideal for modern living. Over the past several years, this home has undergone an impressive series of renovations that leave it feeling fresh, stylish & move-in ready. From flooring & lighting to bathrooms, blinds & mechanical systems&mdash;nearly every space has been touched. The result is a home that feels almost entirely new, while still offering the warmth & character of an established community. Just off the front entry, you&rsquo;re welcomed by a sunlit kitchen & dining area with soaring ceilings & large windows. The kitchen is as functional as it is beautiful, featuring white cabinetry with under-cabinet lighting, stainless steel appliances, garburator, corner pantry, classic white subway tile backsplash & a built-in desk or coffee bar&mdash;ideal for work-from-home days or your morning espresso ritual. One level up, the spacious living room is filled with natural light & includes a stylish 2-piece powder room for guests. On the top level, two generous primary suites each enjoy their own beautifully renovated ensuite (2018), complete with updated flooring, lighting, vanities & a brand-new bathtub in the larger suite&mdash;offering a flexible layout ideal for roommates, guests or work-from-home setups. The lower level adds even more versatility with new carpet, fresh paint, laundry, storage & a cozy flex space perfect for a gym, office or media room. Notable upgrades include central A/C (2021), furnace & hot water tank (2016), a fully insulated single attached garage with new door & mechanism (2023), updated blinds, and modern lighting throughout. Enjoy outdoor living on your private back deck with gas line for BBQs, and take advantage of

nearby parks, pathways, shopping & transit options. Tastefully renovated & thoughtfully maintained, this home is the perfect blend of turnkey convenience & timeless appeal.